

RESOLUTION NO. 2994

A RESOLUTION PROVIDING FOR A PUBLIC HEARING TO BE HELD IN THE CITY COUNCIL CHAMBERS AT THE MUNICIPAL BUILDING IN THE CITY OF FORT WORTH, TEXAS, OCTOBER 14, 2003 AT 7:00 P.M., FOR THE PURPOSE OF CONSIDERING THE PROPOSED CHANGES AND AMENDMENTS TO ORDINANCE NO. 13896, AS AMENDED, WHICH IS THE COMPREHENSIVE ZONING ORDINANCE OF THE SAID CITY, AND PROVIDING THAT SAID HEARING MAY CONTINUE FROM DAY TO DAY UNTIL EVERY INTERESTED PARTY AND CITIZEN HAS HAD A FULL OPPORTUNITY TO BE HEARD.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

That at 7:00 o'clock P.M., Tuesday, October 14, the City Council of the City of Fort Worth, which is the legislative body of the said City, will hold a public hearing in the City Council Chambers at the Municipal Building for the purpose of considering changes and amendments to Ordinance No. 13896, as amended, the Comprehensive Zoning Ordinance of said city. The purpose of said hearing is to determine whether or not said Ordinance No. 13896, as amended, should be amended so that the zoning classification of the following areas shall be changed as hereinafter described.

**ZC-03-190** Chamberlain Arlington Heights Addition, Block 54, Lots 14 and 15

*Recommended from "C" Medium Density Multi-Family to "PD/MU-1" Planned Development for Low Intensity Mixed-Use. Plate height limited to 32'. Waiver of Site Plan Recommended.*

**(5825 Donnelly Avenue)**

**ZC-03-201** **BEING** a tract of land situated in the C.C. White Survey, Abstract Number 1611, City of Fort Worth, Tarrant County, Texas, and being a portion of that tract of land as described to JDI Investors, L.P. and recorded in Volume 15363, Page 55, County Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows;

**BEGINNING** at a 5/8 inch iron rod found at the northwest corner of said JDI Investors, L.P. tract, and the northeast corner of Phase IV, Section 1, Arcadia Park Addition as filed in Cabinet A, Slide 7552, Plat Records of Tarrant County, Texas, said point being in the centerline of a 50' Mobil Pipeline Company easement as recorded in Volume 7583, Page 2133, said County Records and in the southerly line of RH of Texas, L.P. as recorded in Volume 14559, Page 119, said County Records;

THENCE S 27°28'37"E, 1458.73 feet to the POINT OF BEGINNING.

THENCE S 31°10'23"E, 65.00 feet;

**ZC-03-201 (Continued)**

THENCE S 29°01'32"E, 51.73 feet;

THENCE S 59°43'18"W, 128.20 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 00°53'41", having a radius of 1025.00 feet, the long chord of which bears N 30°43'33"W, 16.01 feet, an arc distance of 16.01 feet;

THENCE N 31°10'23"W, 98.69 feet;

THENCE N 58°49'37"E, 130.00 feet to the Point Of Beginning and containing 0.344 acres of land more or less.

*Recommended from "A-5" One-Family to "PD/SU" Planned Development/Specific Use for an amenity center. (See SP-03-027)*

**(West of the 8900 Block of North Beach Street)**

**SP-03-027** **BEING** a tract of land situated in the C.C. White Survey, Abstract Number 1611, City of Fort Worth, Tarrant County, Texas, and being a portion of that tract of land as described to JDI Investors, L.P. and recorded in Volume 15363, Page 55, County Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows;

**BEGINNING** at a 5/8 inch iron rod found at the northwest corner of said JDI Investors, L.P. tract, and the northeast corner of Phase IV, Section 1, Arcadia Park Addition as filed in Cabinet A, Slide 7552, Plat Records of Tarrant County, Texas, said point being in the centerline of a 50' Mobil Pipeline Company easement as recorded in Volume 7583, Page 2133, said County Records and in the southerly line of RH of Texas, L.P. as recorded in Volume 14559, Page 119, said County Records;

THENCE S 27°28'37"E, 1458.73 feet to the POINT OF BEGINNING.

THENCE S 31°10'23"E, 65.00 feet;

THENCE S 29°01'32"E, 51.73 feet;

THENCE S 59°43'18"W, 128.20 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 00°53'41", having a radius of 1025.00 feet, the long chord of which bears N 30°43'33"W, 16.01 feet, an arc distance of 16.01 feet;

**SP-03-027 (Continued)**

THENCE N 31°10'23"W, 98.69 feet;

THENCE N 58°49'37"E, 130.00 feet to the Point Of Beginning and containing 0.344 acres of land more or less.

*Site Plan for an amenity center. (See ZC-03-201)*

**(West of the 8900 Block of North Beach Street**

**ZC-03-211** Weisenberger City Addition, Lot 38, Block 4

*Recommended from "B" Two-Family to "I" Light Industrial*

**(5009 Saunders Road)**

**ZC-03-212** J.W. Moody Addition

*Recommended from "B" Two-Family and "J" Medium Industrial to "E" Neighborhood Commercial*

**(2807, 2809 and 2811 Deen Road and 2413 NE 28<sup>th</sup> Street)**

**ZC-03-213** District 1

Being approximately 2,617.5 acres situated in Tarrant County and Parker County, Texas, being all of that certain called 884.1-acre tract of land described in deed recorded in Volume 237, Page 562, Deed Records, Parker County, Texas and a portion of that certain called 2,974.08-acre tract of land described in Volume 193, Page 335 (second tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

Beginning at the most northerly northeast corner of the I&GNRR Co. Survey, same being the most northerly northeast corner of said 2,974.08-acre tract, same also being in a west line of the Brown tract;

THENCE SOUTH along said west line, 2,197.22 feet to a point in a south line of said Brown tract;

THENCE EAST, leaving said west line and along said south line, 3,527.78 feet to a point in the Parker/Tarrant County line same being in a west line of said Brown tract;

THENCE SOUTH leaving said south line and along said west line and county line, 1,252.78 feet to a point in a south line of said Brown tract;

**ZC-03-213 (Continued)**

THENCE SOUTH  $89^{\circ} 45' 00''$  EAST, leaving said west line and county line and along said south line, 3,377.78 feet to a point in a west line of said Brown tract;

THENCE SOUTH  $01^{\circ} 49' 00''$  WEST along said west line, 2,627.77 feet to a point in a south line of said Brown tract;

THENCE EAST along said south line, 12.78 feet to a point in the west line of the Waste Management tract;

THENCE SOUTH  $00^{\circ} 48' 00''$  WEST along the west line of the Waste Management tract, 2,002.70 feet to a point in the north right-of-way line of Interstate Highway No. 30;

THENCE leaving said west line and along said north right-of-way line the following courses and distances:

SOUTH  $84^{\circ} 25' 00''$  WEST, 84.32 feet;

NORTH  $89^{\circ} 53' 00''$  WEST, 700.00 feet;

NORTH  $75^{\circ} 51' 00''$  WEST, 103.08 feet;

SOUTH  $76^{\circ} 05' 00''$  WEST, 103.08 feet;

THENCE NORTH  $02^{\circ} 13' 54''$  EAST, leaving the north right-of-way line of said Interstate Highway No. 30, 370.68 feet to the beginning of a curve to the left having a central angle of  $36^{\circ} 50' 06''$ , a radius of 500.00 feet and a chord bearing and distance of NORTH  $17^{\circ} 41' 19''$  WEST, 315.94 feet;

THENCE with said curve to the left for an arc distance of 321.45 feet to the beginning of a curve to the right having a central angle of  $19^{\circ} 28' 23''$ , a radius of 1,500.00 feet and a chord bearing and distance of NORTH  $26^{\circ} 22' 11''$  WEST, 507.35 feet;

THENCE with said curve to the right for an arc distance of 509.80 feet;

THENCE NORTH  $16^{\circ} 37' 59''$  WEST, 267.11 feet;

THENCE NORTH  $84^{\circ} 54' 09''$  WEST, 543.34 feet;

THENCE NORTH  $57^{\circ} 51' 24''$  WEST, 80.10 feet;

THENCE SOUTH  $86^{\circ} 59' 57''$  WEST, 1,206.73 feet;



**ZC-03-213 (Continued)**

THENCE NORTH 28°28'29" WEST, 484.43 feet;

THENCE SOUTH 44° 22' 28" WEST, 192.48 feet to the beginning of a non-tangent curve to the right having a central angle of 57° 54' 18", a radius of 1000.00 feet and a chord bearing and distance of SOUTH 73° 19' 37" WEST, 968.17 feet;

THENCE with said curve to the right for an arc distance of 1,010.63 feet;

THENCE NORTH 77° 43' 14" WEST, 324.92 feet to the beginning of a curve to the left having a central angle of 11° 40' 01", a radius of 3,300.00 feet and a chord bearing and distance of NORTH 83° 33' 15" WEST, 670.81 feet;

THENCE with said curve to the left for an arc distance of 671.97 feet;

THENCE NORTH 89° 23' 15" WEST, 945.63 feet to the beginning of a curve to the right having a central angle of 22° 55' 08", a radius of 2,400.00 feet and a chord bearing and distance of NORTH 77° 55' 41" WEST, 953.64 feet;

THENCE with said curve to the right for an arc distance of 960.04 feet;

THENCE SOUTH 23° 07' 06" WEST, 529.12 feet to the beginning of a curve to the left having a central angle of 28° 45' 34", a radius of 2,500.00 feet and a chord bearing and distance of SOUTH 06° 05' 34" WEST, 1,241.74 feet;

THENCE with said curve to the left for an arc distance of 1,254.87 feet to a point in the north right-of-way line of said Interstate Highway No. 30;

THENCE along the north right-of-way line of said Interstate Highway No. 30 and Interstate Highway No. 20, the following courses and distances:

SOUTH 88° 31' 00" WEST, 400.44 feet;

NORTH 79° 04' 00" WEST, 102.39 feet;

SOUTH 88° 31' 00" WEST, 200.00 feet;

SOUTH 76° 07' 00" WEST, 102.39 feet;

SOUTH 88° 31' 00" WEST, 78.27 feet to the beginning of a curve to the right having a central angle of 31° 42' 53", a radius of 1,394.39 feet and a chord bearing and distance of NORTH 75° 37' 34" WEST, 762.01 feet;

With said curve to the right for an arc distance of 771.83 feet;

**ZC-03-213 (Continued)**

NORTH 59° 46' 00" WEST, 728.87 feet;

NORTH 52° 16' 00" WEST, 205.73 feet;

NORTH 65° 01' 00" WEST, 204.64 feet;

NORTH 77° 47' 00" WEST, 206.07 feet to the beginning of a curve to the left having a central angle of 7° 38' 35", a radius of 3,027.79 feet and a chord bearing and distance of NORTH 74° 35' 42" WEST, 403.60 feet;

With said curve to the left for an arc distance of 403.90 feet;

NORTH 78° 25' 00" WEST, 1,709.73 feet to the beginning of a curve to the right having a central angle of 10° 27' 36", a radius of 5,691.58 feet and a chord bearing and distance of NORTH 73° 11' 12" WEST, 1,037.61 feet;

With said curve to the right for an arc distance of 1,039.05 feet;

NORTH 66° 53' 00" WEST, 1,477.31 feet to the beginning of a curve to the left having a central angle of 01° 25' 35", a radius of 5,900.00 feet and a chord bearing and distance of NORTH 67° 35' 47" WEST, 146.87 feet;

With said curve to the left for an arc distance of 146.87 feet;

THENCE NORTH 25° 57' 28" EAST, leaving said north right-of-way line, 30.83 feet to the beginning of a curve to the left having a central angle of 14° 24' 03", a radius of 2,000.00 feet and a chord bearing and distance of NORTH 33° 09' 29" EAST, 501.36 feet;

THENCE with said curve to the left for an arc distance of 502.68 feet;

THENCE NORTH 40° 21' 30" EAST, 749.82 feet to the beginning of a curve to the left having a central angle of 14° 30' 52", a radius of 1,300.00 feet and a chord bearing and distance of NORTH 33° 06' 04" EAST, 328.44 feet;

THENCE with said curve to the left for an arc distance of 329.32 feet;

THENCE NORTH 25° 50' 38" EAST, 777.57 feet to the beginning of a curve to the left having a central angle of 40° 20' 08", a radius of 800.00 feet and a chord bearing and distance of NORTH 05° 40' 34" EAST, 551.63 feet;

THENCE along said curve to the left for an arc distance of 563.19 feet;

**ZC-03-213 (Continued)**

THENCE NORTH  $14^{\circ} 29' 29''$  WEST, 437.61 feet to the beginning of a curve to the right having a central angle of  $34^{\circ} 12' 30''$ , a radius of 850.00 feet and a chord bearing and distance of NORTH  $02^{\circ} 36' 45''$  EAST, 499.99 feet;

THENCE along said curve to the right for an arc distance of 507.49 feet;

THENCE NORTH  $19^{\circ} 43' 00''$  EAST, 572.53 feet;

THENCE NORTH  $70^{\circ} 17' 00''$  WEST, 76.94 feet to the southeast corner of the Beggs tract;

THENCE NORTH along the east line of said Beggs tract, 2,039.17 feet;

THENCE NORTH  $89^{\circ} 46' 55''$  EAST, leaving said east line, 2,711.60 feet to the southwest corner of the J.D. Kyle Survey, same being the southwest corner of the Thomas Toby Survey, same also being in the west line of the aforementioned 884.1-acre tract;

THENCE along the westerly lines of said 884.1-acre tract, the following courses and distances:

NORTH, 4,699.44 feet to the northeast corner of the Calvin Jackson Survey;

WEST, 2,214.99 feet;

NORTH, 2,481.49 feet;

NORTH  $50^{\circ} 00' 00''$  WEST, 225.00 feet;

NORTH  $70^{\circ} 00' 00''$  WEST, 1,272.22 feet;

NORTH  $33^{\circ} 30' 00''$  WEST, 288.00 feet;

NORTH  $48^{\circ} 00' 00''$  WEST, 255.56 feet;

NORTH  $18^{\circ} 30' 00''$  EAST, 1,975.00 feet;

EAST, 1,055.56 feet;

NORTH, 1,252.78 feet to the northwest corner of said 884.1-acre tract;

**ZC-03-213 (Continued)**

THENCE NORTH  $81^{\circ} 45' 00''$  EAST, leaving said west line and along the north line of said 884.1-acre tract, 3,758.33 feet to the northeast corner of said 884.1-acre tract, same also being in a west line of said Brown tract;

THENCE along the southerly and easterly lines of said 884.1-acre tract and the west line of said Brown tract the following courses and distances:

SOUTH, leaving said northeast corner, 1,380.56 feet;

EAST, 138.89 feet;

SOUTH,  $20^{\circ} 00' 00''$  WEST, 3,486.11 feet;

SOUTH, 4,669.44 feet;

EAST, 2,089.97 feet;

SOUTH  $38^{\circ} 54' 40''$  EAST, 376.91 feet;

SOUTH  $51^{\circ} 43' 08''$  EAST, 318.45 feet;

SOUTH  $53^{\circ} 43' 57''$  EAST, 186.29 feet;

SOUTH  $60^{\circ} 08' 45''$  EAST, 360.79 feet;

SOUTH  $23^{\circ} 43' 09''$  EAST, 883.61 feet;

SOUTH  $49^{\circ} 33' 11''$  EAST, 456.11 feet;

SOUTH  $03^{\circ} 19' 40''$  EAST, 370.84 feet;

NORTH  $80^{\circ} 40' 57''$  EAST, 616.49 feet to a point in the easterly line of said 884.1-acre tract and a west line of said Brown tract;

THENCE along the easterly line of said 884.1-acre tract and west line of said Brown tract the following courses and distances:

SOUTH, 198.25 feet;

WEST, 1,047.22 feet;

SOUTH, 365.99 feet to the southeast corner of said 884.1-acre tract;

**ZC-03-213 (Continued)**

THENCE EAST, leaving the southeast corner of said 884.1-acre tract, 383.48 feet to the POINT OF BEGINNING and containing 115,136,310 square feet or 2,643 acres of land.

**Save and except the following described Districts:**

**Save and except District 1A**

BEING approximately 7.50 acres situated in Parker County, Texas, and being a portion of that certain called 884.1-acre tract of land described in the Deed recorded in Volume 237, Page 562, Deed Records, Parker County, Texas, and being more particularly described as follows:

Commencing at the most northerly northeast corner of the I & GNRR Co. Survey, same being the most northerly northeast corner of that certain called 2,974.08 acre tract of land described in Volume 193, Page 335 (second tract) of said Deed Records, same also being in a west line of the Brown tract;

THENCE NORTH 70°14'57" WEST, 1,181.43 feet to the POINT OF BEGINNING of the herein described tract;

THENCE NORTH 75°00'32" WEST, 300.83 feet;

THENCE NORTH 51°43'31" WEST, 189.31 feet to the beginning of a non-tangent curve to the left having a central angle of 35°10'41", a radius of 830.91 feet and a chord bearing and distance of NORTH 03°59'39" WEST, 502.18 feet;

THENCE with said curve to the left for an arc distance of 510.16 feet;

THENCE NORTH 69°40'10" EAST, 479.56 feet;

THENCE SOUTH 10°50'52" EAST, 271.10 feet;

THENCE SOUTH 01°21'55" EAST, 351.78 feet;

THENCE SOUTH 08°07'02" WEST, 247.19 feet to the POINT OF BEGINNING and containing 326,699 square feet or 7.50 acres of land.

**Save and except District 1B**

BEING approximately 18.00 acres situated in Parker County, Texas, and being a portion of that certain called 884.1-acre tract of land described in the Deed recorded in Volume 237, Page 562, Deed Records, Parker County, Texas, and being more particularly described as follows:

**ZC-03-213 (Continued)**

COMMENCING at the most northerly northeast corner of the I & GNRR Co. Survey, same being the most northerly northeast corner of that certain called 2,974.08 acre tract of land described in Volume 193, Page 335 (second tract) of said Deed Records, same also being in a west line of the Brown tract;

THENCE SOUTH 07°51'18" EAST, 3,734.59 feet to the POINT OF BEGINNING of the herein described tract;

THENCE NORTH 70°09' 09" EAST, 410.66 feet;

THENCE NORTH 31°33'21" EAST, 200.88 feet;

THENCE SOUTH 58°26'39" EAST, 189.66 feet;

THENCE SOUTH 32°32'34" EAST, 133.28 feet;

THENCE NORTH 70°43'28" EAST, 248.44 feet;

THENCE SOUTH 39°44'57" EAST, 185.67 feet;

THENCE SOUTH 56°14'37" EAST, 142.62 feet;

THENCE SOUTH 82°10'03" EAST, 142.62 feet;

THENCE SOUTH 53°29'54" EAST, 107.34 feet;

THENCE SOUTH 11°30'01" EAST, 218.92 feet;

THENCE SOUTH 78°29'59" WEST, 1,327.52 feet to the beginning of a non-tangent curve to the left having a central angle of 05°05'34", a radius of 6,019.95 feet and a chord bearing and distance of NORTH 14°59'07" WEST, 534.91 feet;

THENCE with said curve to the left for an arc distance of 535.08 feet to the beginning of a curve to the left having a central angle of 02°37'23", a radius of 1,995.03 feet and a chord bearing and distance of NORTH 18°21'54" WEST, 91.32 feet;

THENCE with said curve to the left for an arc distance of 91.33 feet to the POINT OF BEGINNING and containing 784,034 square feet or 18.00 acres of land.

For a net acreage of District 1 of 2,617.50 Acres

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/LDR' Planned Development/ Low Density Residential for all single-family uses in 'A-43' One Family through 'R-2' Townhouse/Cluster Districts listed in the Walsh Planned Development Residential Use Table attached as Exhibit "A". A maximum of 14,785 dwelling units is permitted in districts 1, 4, 11, and 12. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr. and various Walsh family trusts. At the time of preliminary platting, the specific single-family district shall be declared and a Unified Residential Site Plan shall be furnished to the Director of Development for use as a guide for that phase. Each plat shall reflect a running total of dwelling units and the number of units remaining under the 14, 785 cap. Waiver of site plan recommended.*

District 1A

BEING approximately 7.50 acres situated in Parker County, Texas, and being a portion of that certain called 884.1-acre tract of land described in the Deed recorded in Volume 237, Page 562, Deed Records, Parker County, Texas, and being more particularly described as follows:

Commencing at the most northerly northeast corner of the I & GNRR Co. Survey, same being the most northerly northeast corner of that certain called 2,974.08 acre tract of land described in Volume 193, Page 335 (second tract) of said Deed Records, same also being in a west line of the Brown tract;

THENCE NORTH 70°14'57" WEST, 1,181.43 feet to the POINT OF BEGINNING of the herein described tract;

THENCE NORTH 75°00'32" WEST, 300.83 feet;

THENCE NORTH 51°43'31" WEST, 189.31 feet to the beginning of a non-tangent curve to the left having a central angle of 35°10'41", a radius of 830.91 feet and a chord bearing and distance of NORTH 03°59'39" WEST, 502.18 feet;

THENCE with said curve to the left for an arc distance of 510.16 feet;

THENCE NORTH 69°40'10" EAST, 479.56 feet;

THENCE SOUTH 10°50'52" EAST, 271.10 feet;

THENCE SOUTH 01°21'55" EAST, 351.78 feet;

**ZC-03-213 (Continued)**

THENCE SOUTH 08°07'02" WEST, 247.19 feet to the POINT OF BEGINNING and containing 326,699 square feet or 7.50 acres of land.

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/CC' Planned Development/Community Center for uses listed in the Walsh Planned Development Nonresidential District Use Table attached as Exhibit "B". Development standards shall be in accordance with "F" General Commercial District standards as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr. and various Walsh family trusts. Waiver of site plan recommended.*

District 1B

BEING approximately 18.00 acres situated in Parker County, Texas, and being a portion of that certain called 884.1-acre tract of land described in the Deed recorded in Volume 237, Page 562, Deed Records, Parker Country, Texas, and being more particularly described as follows:

COMMENCING at the most northerly northeast corner of the I & GNRR Co. Survey, same being the most northerly northeast corner of that certain called 2,974.08 acre tract of land described in Volume 193, Page 335 (second tract) of said Deed Records, same also being in a west line of the Brown tract;

THENCE SOUTH 07°51'18" EAST, 3,734.59 feet to the POINT OF BEGINNING of the herein described tract;

THENCE NORTH 70°09' 09" EAST, 410.66 feet;

THENCE NORTH 31°33'21" EAST, 200.88 feet;

THENCE SOUTH 58°26'39" EAST, 189.66 feet;

THENCE SOUTH 32°32'34" EAST, 133.28 feet;

THENCE NORTH 70°43'28" EAST, 248.44 feet;

THENCE SOUTH 39°44'57" EAST, 185.67 feet;

THENCE SOUTH 56°14'37" EAST, 142.62 feet;

THENCE SOUTH 82°10'03" EAST, 142.62 feet;



**ZC-03-213 (Continued)**

THENCE SOUTH 53°29'54" EAST, 107.34 feet;

THENCE SOUTH 11°30'01" EAST, 218.92 feet;

THENCE SOUTH 78°29'59" WEST, 1,327.52 feet to the beginning of a non-tangent curve to the left having a central angle of 05°05'34", a radius of 6,019.95 feet and a chord bearing and distance of NORTH 14°59'07" WEST, 534.91 feet;

THENCE with said curve to the left for an arc distance of 535.08 feet to the beginning of a curve to the left having a central angle of 02°37'23", a radius of 1,995.03 feet and a chord bearing and distance of NORTH 18°21'54" WEST, 91.32 feet;

THENCE with said curve to the left for an arc distance of 91.33 feet to the POINT OF BEGINNING and containing 784,034 square feet or 18.00 acres of land.

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/CC' Planned Development/Community Center for uses listed in the Walsh Planned Development Nonresidential District Use Table attached as Exhibit "B". Development standards shall be in accordance with "F" General Commercial District standards as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr. and various Walsh family trusts. Waiver of site plan recommended.*

District 2

Being approximately 277 acres situated in Parker County, Texas, and being a portion of that certain called 2,974.08-acre tract of land described in Volume 193, Page 335 (second tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

Beginning at the most southerly southwest corner of said 2,974.08-acre tract, same also being in an east line of the Dean Ranch;

THENCE NORTH along said east line, 3,256.46 feet to a point in the southerly right-of-way line of Interstate Highway No. 20;

THENCE leaving said east line and along said southerly right-of-way line the following courses and distances:

**ZC-03-213 (Continued)**

SOUTH 79° 36' 00" EAST, 158.25 feet to the beginning of a curve to the right having a central angle of 15° 34' 00", a radius of 5,691.58 feet and a chord bearing and distance of SOUTH 71° 49' 00" EAST, 1,541.60 feet;

With said curve to the right for an arc distance of 1,546.35 feet;

SOUTH 66°30'50" EAST, 54.16 feet;

THENCE SOUTH 29° 16' 46" WEST, leaving said southerly right-of-way line, 459.65 feet;

THENCE SOUTH 58° 50' 21" EAST, 1,978.31 feet;

THENCE NORTH 25° 57' 24" EAST, 738.31 feet to a point in the southerly right-of-way line of said Interstate Highway No. 20;

THENCE along said southerly right-of-way line the following courses and distances;

SOUTH 66° 25' 00" EAST, 1,173.37 feet to the beginning of a curve to the right having a central angle of 3° 31' 19", a radius of 11,421.16 feet and a chord bearing and distance of SOUTH 64° 39' 20" EAST, 701.95 feet;

With said curve to the right for an arc distance of 702.06 feet

SOUTH 62° 54' 00" EAST, 749.33 feet;

SOUTH 62° 20' 32" EAST, 46.11 feet;

SOUTH 61° 58' 00" EAST, 239.94 feet;

THENCE SOUTH 34° 23' 30" WEST, leaving said southerly right-of-way line, 790.14 feet to the beginning of a curve to the right having a central angle of 59° 49' 21", a radius of 920.00 feet and a chord bearing and distance of SOUTH 64° 18' 11" WEST, 917.53 feet;

THENCE with said curve to the right for an arc distance of 960.57 feet;

THENCE NORTH 85° 47' 09" WEST, 379.83 feet to a point in the southerly line of said 2,974.08-acre tract, same also being in a north line of said Dean Ranch;

THENCE along said common line the following courses and distances:

**ZC-03-213 (Continued)**

NORTH 68° 30' 00" WEST, 979.98 feet;

NORTH 89° 15' 00" WEST, 2,536.11 feet;

NORTH 85° 45' 00" WEST, 950.00 feet;

SOUTH 66° 30' 00" WEST, 197.23 feet to the POINT OF BEGINNING and containing 12,075,484 square feet or 277 acres of land.

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/IB' Planned Development/Industrial Business for uses listed in the Walsh Planned Development Nonresidential District Use Table attached as Exhibit "B". Development standards shall be in accordance with "J" Medium Industrial District standards as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr. and various Walsh family trusts. Waiver of site plan recommended.*

District 3

Being approximately 81 acres situated in Parker County, Texas, and being a portion of that certain called 3,802.9-acre tract of land described in Volume 193, Page 335 (first tract) of the Deed Records, Parker County, Texas and a portion of that certain 2,974.08-acre tract of land described in Volume 193, Page 335 (second tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

Beginning at the most westerly northwest corner of said 3,802.9-acre tract, same being a northeast corner of the Dean Ranch;

THENCE SOUTH 79° 45' 04" WEST, along a north line of said Dean Ranch, 833.33 feet;

THENCE NORTH 68° 30' 00" WEST, continuing along said north line, 1,020.02 feet;

THENCE SOUTH 85° 47' 09" EAST, leaving said north line, 379.83 feet to the beginning of a curve to the left having a central angle of 59° 49' 21", a radius of 920.00 feet and a chord bearing and distance of NORTH 64° 18' 11" EAST, 917.53 feet;

THENCE with said curve to the left for an arc distance of 960.57 feet;

**ZC-03-213 (Continued):**

THENCE NORTH 34° 23' 30" EAST, 790.14 feet to a point in the southerly right-of-way line of Interstate Highway No. 20;

THENCE along said southerly right-of-way line the following courses and distances:

SOUTH 61° 58' 00" EAST, 582.69 feet;

SOUTH 61° 43' 00", EAST, 547.81 feet;

SOUTH 53° 27' 00" EAST, 308.06 feet;

SOUTH 51° 08' 00" EAST, 328.70 feet;

SOUTH 48° 06' 00" EAST, 178.37 feet;

SOUTH 42° 04' 00" EAST, 897.93 feet;

THENCE SOUTH 84° 01' 43" WEST leaving said southerly right-of-way line, 289.29 feet;

THENCE SOUTH 32° 33' 03", WEST, 320.14 feet;

THENCE SOUTH 88° 13' 55" WEST, 907.12 feet;

THENCE SOUTH 79° 18' 31" WEST, 278.42 feet;

THENCE NORTH 82° 15' 56" WEST, 337.38 feet;

THENCE NORTH 58° 19' 32" WEST, 172.06 feet to a point in a west line of said Dean Ranch;

THENCE NORTH 00° 17' 51" EAST, along said west line, 705.18 feet to the POINT OF BEGINNING and containing 3,520,302 square feet or 81 acres of land.

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/MF' Planned Development/Multi-Family Residential listed in the Walsh Planned Development Residential Use Table attached as Exhibit "A". Development standards shall be in accordance with the "D" High Density Multi-family District as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort*

**ZC-03-213 (Continued)**

*Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr. and various Walsh family trusts. Waiver of site plan recommended.*

District 4

Being approximately 222 acres situated in Parker County, Texas, and being a portion of that certain called 3,802.9-acre tract of land described in Volume 193, Page 335 (first tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

Commencing at the most southerly southwest corner of said 3,802.9-acre tract, same being the southeast corner of the Dean Ranch, same also being in the north right-of-way line of the Texas and Pacific Railroad;

THENCE NORTH 00° 23' 21" EAST, along a east line of said Dean Ranch, 8,466.18 feet to the POINT OF BEGINNING of the herein described tract;

THENCE NORTH 00° 23' 21" EAST, continuing along said east line, 5,692.86 feet;

THENCE SOUTH 58° 19' 32" EAST, leaving said east line, 172.06 feet;

THENCE SOUTH 82° 15' 56" EAST, 337.38 feet;

THENCE NORTH 79° 18' 31" EAST, 278.42 feet;;

THENCE NORTH 88° 13' 55" EAST, 907.12 feet;

THENCE NORTH 32° 33' 03", EAST, 320.14 feet;

THENCE NORTH 84° 01' 43" EAST, 289.29 feet to a point in the southerly right-of-way line of Interstate Highway No. 20;

THENCE SOUTH 42° 04' 00" EAST, along said southerly line, 642.86 feet;

THENCE SOUTH 21° 21' 46" WEST, leaving said southerly line, 180.74 feet;

THENCE SOUTH 03° 11' 39" EAST, 278.81 feet;

THENCE SOUTH 20° 43' 13" WEST, 134.54 feet;

THENCE SOUTH 07° 21' 37" WEST, 611.72 feet;

THENCE SOUTH 17° 33' 59" EAST, 429.62 feet;

**ZC-03-213 (Continued):**

THENCE WEST, 92.47 feet;

THENCE SOUTH 03°42'08" EAST, 210.10 feet to the beginning of a non-tangent curve to the right having a central angle of 42°53'13", a radius of 736.55 feet and a chord bearing and distance of SOUTH 59°55'58" WEST, 538.54 feet;

THENCE along said curve to the right for an arc distance of 551.32 feet;

THENCE SOUTH 88°21'53" WEST, 388.55 feet to the beginning of a curve to the left having a central angle of 92°53'07", a radius of 308.52 feet and a chord bearing and distance of SOUTH 46°01'38" WEST, 447.16 feet;

THENCE along said curve to the left for an arc distance of 500.16 feet;

THENCE SOUTH 01° 48' 57" EAST, 816.37 feet to the beginning of a curve to the right having a central angle of 24° 05' 08", a radius of 1,029.92 feet and a chord bearing and distance of SOUTH 03° 56' 54" WEST, 429.77 feet;

THENCE with said curve to the right for an arc distance of 432.95 feet;

THENCE SOUTH 14°59'02" WEST, 329.05 feet;

THENCE SOUTH 50°16'26" EAST, 632.36 feet;

THENCE SOUTH 47° 09' 19" WEST, 602.69 feet to the beginning of a curve to the right having a central angle of 27° 27' 42", a radius of 3,000.00 feet and a chord bearing and distance of SOUTH 60° 53' 10" WEST, 1,424.17 feet;

THENCE with said curve to the right for an arc distance of 1,437.89 feet to the POINT OF BEGINNING and containing 9,687,225 square feet or 222 acres of land.

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/LDR' Planned Development/ Low Density Residential for all single-family uses in 'A-43' One Family through 'R-2' Townhouse/Cluster Districts listed in the Walsh Planned Development Residential Use Table attached as Exhibit "A". A maximum of 14,785 dwelling units are permitted in districts 1, 4, 11, and 12. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr., and various Walsh family trusts. At the time of preliminary platting, the specific single-family district shall be declared and a Unified*

**ZC-03-213 (Continued)**

*Residential Site Plan shall be furnished to the Director of Development for use as a guide for that phase. Each plat shall reflect a running total of dwelling units and the number of units remaining under the 14,785 cap. Waiver of site plan recommended.*

District 5

Being approximately 116 acres situated in Parker County, Texas, and being a portion of that certain called 3,802.9-acre tract of land described in Volume 193, Page 335 (first tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

Commencing at the most southerly southwest corner of said 3,802.9-acre tract, same being the southeast corner of the Dean Ranch, same also being in the northerly right-of-way line of the Texas and Pacific Railroad;

THENCE NORTH 10° 19' 38" EAST, 9,726.31 feet to the POINT OF BEGINNING of the herein described tract;

THENCE NORTH 50° 16' 26" WEST, 632.36 feet;

THENCE NORTH 14° 59' 02" EAST, 329.05 feet to the beginning of a curve to the left having a central angle of 24° 05' 08", a radius of 1,029.92 feet and a chord bearing and distance of NORTH 03° 56' 54" EAST, 429.77 feet;

THENCE with said curve to the left for an arc distance of 432.95 feet;

THENCE NORTH 01° 48' 57" WEST, 816.37 feet to the beginning of a curve to the right having a central angle of 92° 53' 07", a radius of 308.52 feet and a chord bearing and distance of NORTH 46° 01' 38" EAST, 447.16 feet;

THENCE with said curve to the right for an arc distance of 500.16 feet;

THENCE NORTH 88° 21' 53" EAST, 388.55 feet to the beginning of a curve to the left having a central angle of 42° 53' 13", a radius of 736.55 feet and a chord bearing and distance of NORTH 59° 55' 58" EAST, 538.54 feet;

THENCE with said curve to the left for an arc distance of 551.32 feet;

THENCE NORTH 03° 42' 08" WEST, 210.10 feet;

THENCE EAST, 92.47 feet;

THENCE NORTH 17° 33' 59" WEST, 429.62 feet;

**ZC-03-213 (Continued)**

THENCE NORTH 07° 21' 37" EAST, 611.72 feet;

THENCE NORTH 20° 43' 13" EAST, 134.54 feet;

THENCE NORTH 03° 11' 39" WEST, 278.81 feet;

THENCE NORTH 21° 21' 46" EAST, 180.74 feet to a point in the southerly right-of-way line of Interstate Highway No.20;

THENCE along said southerly right-of-way line the following courses and distances;

SOUTH 42° 04' 00" EAST, 415.13 feet;

SOUTH 29° 27' 00" EAST, 334.38 feet;

SOUTH 26° 46' 00" EAST, 243.38 feet;

SOUTH 17° 37' 00" EAST, 298.08 feet;

SOUTH 21° 20' 00" EAST, 169.19 feet;

SOUTH 22° 18' 00" EAST, 210.30 feet;

SOUTH 30° 23' 00" EAST, 203.04 feet;

SOUTH 38° 53' 00" EAST, 200.06 feet;

SOUTH 46° 01' 00" EAST, 20.00 feet to the beginning of a non-tangent curve to the left having a central angle of 55° 09' 12", a radius of 1,762.20 feet and a chord bearing and distance of SOUTH 13° 30' 30" WEST, 1,631.57 feet;

THENCE with said curve to the left and leaving said southerly right-of-way line for an arc distance of 1,696.31 feet;

THENCE SOUTH 13° 31' 43" EAST, 167.50 feet;

THENCE SOUTH 77° 28' 22" WEST, 507.31 feet to the beginning of a curve to the left having a central angle of 28° 45' 33", a radius of 1,870.00 feet and a chord bearing and distance of SOUTH 61° 32' 06" WEST, 928.81 feet;



**ZC-03-213 (Continued)**

THENCE with said curve to the left for an arc distance of 938.63 feet;

THENCE SOUTH 47° 09' 19" WEST, 377.71 feet to the POINT OF BEGINNING and containing 5,065,691 square feet or 116 acres of land.

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/RB' Planned Development/Retail Business for uses listed in the Walsh Planned Development Nonresidential District Use Table attached as Exhibit "B". Development standards shall be in accordance with "G" Intensive Commercial District standards as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr., and various Walsh family trusts. Waiver of site plan recommended.*

District 6

Being approximately 117 acres situated in Parker County, Texas, and being a portion of that certain called 2,974.08-acre tract of land described in Volume 193, Page 335 (second tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING at the most westerly northwest corner of that certain called 3,802.9-acre tract described in Volume 193, Page 335 (first tract), Deed Records, Parker County, Texas, same also being a northeast corner of the Dean Ranch;

THENCE NORTH 57° 28' 12" EAST, 3,044.32 feet to the POINT OF BEGINNING of the herein described tract, same being in the northerly right-of-way line of Interstate Highway No. 30, same also being the beginning of a curve to the right having a central angle of 28° 45' 34", a radius of 2,500.00 feet and a chord bearing and distance of NORTH 06° 05' 34" EAST, 1,241.74 feet;

THENCE leaving said northerly right-of-way line and with said curve to the right for an arc distance of 1,254.87 feet;

THENCE NORTH, 23° 07' 06" EAST, 529.12 feet to the beginning of a non-tangent curve to the left having a central angle of 22° 55' 08", a radius of 2,400.00 feet and a chord bearing and distance of SOUTH 77° 55' 41" EAST, 953.64 feet;

THENCE with said curve to the left for an arc distance of 960.03 feet;

**ZC-03-213 (Continued):**

THENCE SOUTH 89° 23' 15" EAST, 945.63 feet to the beginning of a curve to the right having a central angle of 11° 40' 01", a radius of 3,300.00 feet and a chord bearing and distance of SOUTH 83° 33' 15" EAST, 670.81 feet;

THENCE with said curve to the right for an arc distance of 671.97 feet;

THENCE SOUTH 77° 43' 14" EAST, 324.92 feet to the beginning of a curve to the left having a central angle of 02° 53' 28", a radius of 1,000.00 feet and a chord bearing and distance of SOUTH 79° 09' 58" EAST, 50.46 feet;

THENCE along said curve to the left for an arc distance of 50.46 feet;

THENCE SOUTH 19° 48' 30" EAST, 1,455.06 feet to a point in the northerly right-of-way line of said Interstate Highway No. 30;

THENCE along said northerly right-of-way line the following courses and distances:

NORTH 87° 49' 00" WEST, 99.15 feet;

SOUTH 69° 05' 00", WEST, 54.63 feet;

NORTH 87° 10' 00" WEST, 1,100.00 feet;

NORTH 63° 25' 00" WEST, 54.63 feet;

NORTH 86° 38' 00" WEST, 148.10 feet;

SOUTH 71° 01' 00" WEST, 53.84 feet;

NORTH 83° 38' 00" WEST, 71.36 feet;

NORTH 82° 55' 00" WEST, 200.00 feet to the beginning of a curve to the left having a central angle of 14° 30' 28", a radius of 1,947.86 feet and a chord bearing and distance of SOUTH 89° 49' 46" WEST, 491.89 feet;

With said curve to the left for an arc distance of 493.21 feet;

SOUTH 82° 35' 00" WEST, 200.00 feet to the beginning of a curve to the right having a central angle of 5° 56' 38", a radius of 2,826.79 feet and a chord bearing and distance of SOUTH 85° 33' 19" WEST, 293.12 feet;

With said curve to the right for an arc distance of 293.25 feet;

**ZC-03-213 (Continued)**

SOUTH 88° 31' 00" WEST, 996.47 feet to the POINT OF BEGINNING and containing 5,099,755 square feet or 117 acres of land.

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/RB' Planned Development/Retail Business for uses listed in the Walsh Planned Development Nonresidential District Use Table attached as Exhibit "B". Development standards shall be in accordance with "G" Intensive Commercial District standards as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr., and various Walsh family trusts. Waiver of site plan recommended.*

District 7

Being approximately 102 acres situated in Tarrant County and Parker County, Texas, and being a portion of that certain called 2,974.08-acre tract of land described in Volume 193, Page 335 (second tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING at the most northerly northeast corner of that certain called 3,802.9-acre tract described in Volume 193, Page 335 (first tract) of the Deed Records, Parker County, Texas, same being in the Parker/Tarrant County line, same also being in the west line of the Nazarian tract;

THENCE NORTH, 54° 32' 28" WEST, 672.79 feet to the POINT OF BEGINNING of the herein described tract, same being in the northerly right-of-way line of Interstate Highway No. 30;

THENCE NORTH, 19° 48' 30" WEST, leaving said northerly right-of-way line, 1,455.06 feet to the beginning of a non-tangent curve to the left having a central angle of 55° 00' 49", a radius of 1,000.00 feet, and a chord bearing and distance of NORTH 71° 52' 53" EAST, 923.71 feet;

THENCE with said curve to the left for an arc distance of 960.17 feet;

THENCE NORTH 44°22'28" EAST, 192.48 feet;

THENCE SOUTH 28° 28' 29" EAST, 484.43 feet;

THENCE NORTH 86° 59' 57" EAST, 1,206.73 feet;

THENCE SOUTH 57° 51' 24" EAST, 80.10 feet;

**ZC-03-213 (Continued)**

THENCE SOUTH 84° 54' 09" EAST, 543.34 feet;

THENCE SOUTH 16° 37' 59" EAST, 267.11 feet to the beginning of a curve to the left having a central angle of 19° 28' 23", a radius of 1,500.00 feet and a chord bearing and distance of SOUTH 26° 22' 11" EAST, 507.35 feet;

THENCE with said curve to the left for an arc distance of 509.80 feet to the beginning of a curve to the right having a central angle of 36° 50' 06", a radius of 500.00 feet and a chord bearing and distance of SOUTH 17° 41' 19" EAST, 315.94 feet;

THENCE with said curve to the right for an arc distance of 321.45 feet;

THENCE SOUTH 02° 13' 54" WEST, 370.68 feet to a point in the northerly right-of-way line of said Interstate Highway No. 30;

THENCE along said northerly line the following courses and distances:

NORTH 89° 53' 00" WEST, 500.00 feet;

NORTH 81° 21' 00", WEST, 101.12 feet;

NORTH 89° 53' 00" WEST, 900.00 feet;

SOUTH 81° 35' 00" WEST, 101.12 feet;

NORTH 89° 53' 00" WEST, 1,190.00 feet;

NORTH 61° 18' 00" WEST, 67.00 feet;

NORTH 87° 49' 00" WEST, 99.15 feet to the POINT OF BEGINNING and containing 4,460,334 square feet or 102 acres of land.

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/MU' Planned Development/Mixed Use for uses listed in the Walsh Planned Development Nonresidential District Use Table attached as Exhibit "B". Development standards shall be in accordance with "MU-2" High Intensity Mixed-Use standards as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr., and various Walsh family trusts. Waiver of site plan recommended.*

District 8

Being approximately 352 acres situated in Parker County, Texas, and being a portion of that certain called 3,802.9-acre tract of land described in Volume 193, Page 335 (first tract) of the Deed Records, Parker County, Texas and a portion of that certain called 2,974.08-acre tract of land described in Volume 193, Page 335 (second tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

Commencing at the most northerly northeast corner of said 3,802.9-acre tract, same being in the Parker/Tarrant County line, same also being in the west line of the Nazarian tract;

THENCE SOUTH 00°07'00" WEST, along said county line and said west line, 19.00 feet to the POINT OF BEGINNING of the herein described tract;

THENCE SOUTH 00° 20' 04" WEST, along said county line and said west line, 4,189.89 feet to the beginning of a curve to the right having a central angle of 18° 11' 32", a radius of 4,000.00 feet and a chord bearing and distance of SOUTH 55° 30' 56" WEST, 1,264.73 feet;

THENCE leaving said county line and said west line and with said curve to the right for an arc distance of 1,270.06 feet to a point in the northerly right-of-way line of Interstate Highway No. 20;

THENCE along said northerly right-of-way line the following courses and distances:

NORTH 47° 31' 00" WEST, 221.50 feet;

NORTH 59° 29' 00", WEST, 110.30 feet;

NORTH 44° 54' 00" WEST, 474.17 feet;

NORTH 40° 16' 00" WEST, 195.72 feet;

NORTH 33° 27' 00" WEST, 197.40 feet;

NORTH 28° 10' 00" WEST, 199.59 feet;

NORTH 19° 09' 00" WEST, 276.38 feet;

NORTH 24° 56' 00" WEST, 207.42 feet;

**ZC-03-213 (Continued)**

NORTH 33° 11' 00" WEST, 201.56 feet;

NORTH 43° 10' 00" WEST, 200.25 feet;

NORTH 41° 45' 00" WEST, 200.06 feet;

NORTH 56° 29' 00" WEST, 359.20 feet;

NORTH 55° 41' 00" WEST, 207.42 feet;

NORTH 50° 45' 00" WEST, 193.20 feet;

NORTH 47° 35' 00" WEST, 236.91 feet;

NORTH 48° 38' 00" WEST, 207.18 feet;

NORTH 40° 19' 00" WEST, 2,805.00 feet;

THENCE NORTH 01° 02' 00" EAST, leaving said northerly right-of-way line, 118.07 feet to a point in the southerly right-of-way line of Interstate Highway No. 30;

THENCE along said southerly right-of-way line the following courses and distances:

SOUTH 89° 53' 00" EAST, 331.59 feet;

SOUTH 00° 07' 00" WEST, 19.00 feet;

SOUTH 89° 53' 00" EAST, 700.00 feet;

SOUTH 87° 37' 00" EAST, 800.40 feet;

SOUTH 85° 26' 00" EAST, 766.44 feet to the beginning of a curve to the left having a central angle of 9° 15' 51", a radius of 1,947.86 feet and a chord bearing and distance of NORTH 89° 56' 04" EAST, 314.61 feet;

With said curve to the left for an arc distance of 314.95 feet;

NORTH 85° 19' 00" EAST, 1,158.19 feet to the beginning of a curve to the right having a central angle of 01° 46' 16", a radius of 5,691.58 feet and a chord bearing and distance of NORTH 86° 12' 08" WEST, 175.94 feet;

**ZC-03-213 (Continued)**

With said curve to the right for an arc distance of 175.95 feet;

SOUTH 89° 53' 00" EAST, 592.00 feet;

SOUTH 00° 07' 00" WEST, 19.00 feet;

SOUTH 89° 53' 00" EAST, 480.00 feet to the POINT OF BEGINNING and containing 15,315,509 square feet or 352 acres of land.

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/MU' Planned Development/Mixed Use for uses listed in the Walsh Planned Development Nonresidential District Use Table attached as Exhibit "B". Development standards shall be in accordance with "MU-2" High Intensity Mixed-Use standards as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr., and various Walsh family trusts. Waiver of site plan recommended.*

District 9

Being approximately 218 acres situated in Tarrant County and Parker County, Texas, and being a portion of that certain called 3,802.9-acre tract of land described in Volume 193, Page 335 (first tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING at the most northerly northwest corner of said 3,802.9-acre tract, same being a northeast corner of the Dean Ranch;

THENCE SOUTH 52° 33' 56" EAST, 4,501.51 feet to the POINT OF BEGINNING of the herein described tract, same being in the southerly right-of-way line of Interstate Highway No. 20;

THENCE along said southerly right-of-way line the following courses and distances:

SOUTH 46° 01' 00" EAST, 181.00 feet;

SOUTH 55° 41' 00" EAST, 207.42 feet;

SOUTH 62° 07' 00" EAST, 215.41 feet;

SOUTH 69° 47' 00" EAST, 244.57 feet;

**ZC-03-213 (Continued)**

SOUTH 62° 39' 00" EAST, 219.17 feet;

SOUTH 54° 37' 00" EAST, 209.89 feet;

SOUTH 46° 02' 00" EAST, 204.78 feet;

SOUTH 44° 11' 00" EAST, 186.05 feet;

SOUTH 45° 42' 00" EAST, 434.43 feet;

SOUTH 33° 03' 00" EAST, 361.33 feet;

SOUTH 47° 46' 00" EAST, 1,250.00 feet;

SOUTH 64° 28' 00" EAST, 313.21 feet;

SOUTH 47° 46' 00" EAST, 160.00 feet;

SOUTH 16° 49' 00" EAST, 116.62 feet;

SOUTH 47° 46' 00" EAST, 350.00 feet;

SOUTH 64° 28' 00" EAST, 208.81 feet;

SOUTH 47° 46' 00" EAST, 789.12 feet to the beginning of a curve to the left having a central angle of 11° 36' 32", a radius of 5,984.58 feet and a chord bearing and distance of SOUTH 53° 53' 44" EAST, 1,210.48 feet;

With said curve to the left for an arc distance of 1,212.55 feet;

SOUTH 59° 42' 00" EAST, 523.34 feet;

SOUTH 53° 07' 00" EAST, 296.93 feet;

SOUTH 44° 07' 00" EAST, 383.70 feet;

SOUTH 43° 31' 00" EAST, 98.21 feet;

SOUTH 58° 22' 00" EAST, 249.39 feet;

SOUTH 71° 48' 00" EAST, 221.51 feet;



**ZC-03-213 (Continued)**

SOUTH 82° 50' 00" EAST, 161.05 feet to the beginning of a non-tangent curve to the right having a central angle of 68° 34' 09", a radius of 1,500.00 feet and a chord bearing and distance of SOUTH 32° 25' 53" WEST, 1,689.91 feet;

THENCE leaving said southerly line and with said curve to the right for an arc distance of 1,795.14 feet;

THENCE NORTH 24° 56' 39" WEST, 863.00 feet to the beginning of a curve to the left having a central angle of 31° 24' 08", a radius of 1,000.00 feet and a chord bearing and distance of NORTH 40° 38' 44" WEST, 541.24 feet;

THENCE with said curve to the left for an arc distance of 548.07 feet;

THENCE NORTH 56° 20' 48" WEST, 838.61 feet to the beginning of a curve to the right having a central angle of 14° 15' 58", a radius of 2,350.00 feet and a chord bearing and distance of NORTH 49° 12' 49" WEST, 583.61 feet;

THENCE with said curve to the right for an arc distance of 585.12 feet;

THENCE NORTH 42° 04' 50" WEST, 1,348.90 feet to the beginning of a curve to the left having a central angle of 30° 25' 54", a radius of 2,500.00 feet and a chord bearing and distance of NORTH 57° 17' 47" WEST, 1,312.28 feet;

THENCE with said curve to the left for an arc distance of 1,327.83 feet to the beginning of a curve to the right having a central angle of 32° 10' 47", a radius of 1,750.00 feet and a chord bearing and distance of NORTH 56° 25' 20" WEST, 970.01 feet;

THENCE with said curve to the right for an arc distance of 982.87 feet;

THENCE NORTH 40° 19' 57" WEST, 688.04 feet to the beginning of a curve to the left having a central angle of 63° 11' 46", a radius of 800.00 feet and a chord bearing and distance of NORTH 71° 55' 50" WEST, 838.33 feet;

THENCE with said curve to the left for an arc distance of 882.39 feet;

THENCE SOUTH 76° 28' 17" WEST, 380.13 feet;

**ZC-03-213 (Continued)**

THENCE NORTH 13° 31' 43" WEST, 167.50 feet to the beginning of a curve to the right having a central angle of 55° 09' 12", a radius of 1,762.20 feet and a chord bearing and distance of NORTH 13° 30' 30" EAST, 1,631.57 feet;

THENCE with said curve to the right for an arc distance of 1,696.31 feet to the POINT OF BEGINNING and containing 9,513,480 square feet or 218 acres of land.

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/RB' Planned Development/Retail Business for uses listed in the Walsh Planned Development Nonresidential District Use Table attached as Exhibit "B". Development standards shall be in accordance with "G" Intensive Commercial District standards as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr., and various Walsh family trusts. Waiver of site plan recommended.*

District 10

Being approximately 69 acres situated in Tarrant County, Texas, and being a portion of that certain called 3,802.9-acre tract of land described in Volume 193, Page 335 (first tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING at the most southerly southeast corner of said 3,802.9-acre tract, same being in the west line of the Markum Ranch, same also being in the north right-of-way line of the Texas & Pacific Railroad;

THENCE NORTH 00° 55' 00" EAST, leaving said north right-of-way line and along said west line, 4,026.00 feet to the POINT OF BEGINNING of the herein described tract;

THENCE NORTH 81° 31' 08" WEST, leaving said west line, 246.52 feet:

THENCE NORTH 88° 42' 35" WEST, 378.62 feet:

THENCE SOUTH 31° 01' 24" WEST, 134.94 feet:

THENCE SOUTH 48° 55' 50" WEST, 88.47 feet:

THENCE NORTH 43° 24' 17" WEST, 124.52 feet:

THENCE SOUTH 89° 59' 07" WEST, 208.66 feet:

**ZC-03-213 (Continued)**

THENCE NORTH 35° 29' 14" WEST, 325.62 feet:

THENCE SOUTH 74° 17' 16" WEST, 296.64 feet:

THENCE SOUTH 58° 20' 30" WEST, 166.85 feet:

THENCE SOUTH 85° 25' 01" WEST, 117.02 feet:

THENCE NORTH 61° 31' 35" WEST, 58.17 feet:

THENCE NORTH 89° 53' 12" WEST, 252.01 feet:

THENCE NORTH 55° 55' 36" WEST, 169.48 feet:

THENCE SOUTH 78° 58' 32" WEST, 151.53 feet:

THENCE NORTH 36° 01' 49" WEST, 32.59 feet:

THENCE NORTH 34° 19' 24" EAST, 49.94 feet:

THENCE NORTH 03° 50' 57" WEST, 67.92 feet:

THENCE NORTH 81° 55' 21" WEST, 84.70 feet:

THENCE NORTH 54° 45' 49" WEST, 114.34 feet to the beginning of a non-tangent curve to the left having a central angle of 35° 04' 03", a radius of 1,500.00 feet and a chord bearing and distance of NORTH 15° 40' 51" EAST, 903.80 feet;

THENCE with said curve to the left for an arc distance of 918.07 feet to a point in the southerly right-of-way line of Interstate Highway No. 20;

THENCE along said southerly right-of-way line the following courses and distances:

NORTH 82° 50' 00" EAST, 61.38 feet;

NORTH 82° 44' 00" EAST, 231.74 feet;

NORTH 74° 57' 00" EAST, 354.15 feet;

NORTH 80° 39' 00" EAST, 264.37 feet;

**ZC-03-213 (Continued)**

SOUTH 89° 28' 00" EAST, 352.28 feet;

SOUTH 82° 56' 00" EAST, 1,089.19 feet;

SOUTH 00° 55' 00" WEST, leaving said southerly right-of-way line, 1,246.47 feet to the POINT OF BEGINNING and containing 2,995,783 square feet or 69 acres of land.

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/MU' Planned Development/Mixed Use for uses in accordance with the Walsh Planned Development Non-Residential District Use Table, attached as Exhibit "B". Development standards shall be in accordance with "MU-2" High Intensity Mixed-Use standards as recorded in Ordinance #13896 as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr., and various Walsh family trusts. Waiver of site plan recommended.*

District 11

Being approximately 731 acres situated in Tarrant County and Parker County, Texas, and being a portion of that certain called 3,802.9-acre tract of land described in Volume 193, Page 335 (first tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING at the most northerly northeast corner of said 3,802.9-acre tract, same being in the Parker/Tarrant County line, same also being in the west line of the Nazarian tract;

THENCE SOUTH 00° 20' 00" WEST, along said county line and said west line, 4,208.89 feet to the POINT OF BEGINNING of the herein described tract, same being in the south line of said Nazarian tract;

THENCE SOUTH 89° 15' 00" EAST, leaving said county line and said west line and along said south line, 3,344.45 feet to a point in a east line of said Nazarian tract;

THENCE NORTH 00° 45' 00" WEST, leaving said south line and along said east line, 827.78 feet to a point in the south lines of the Cramer and Linkwood Estates tracts;

THENCE SOUTH 89° 30' 00" EAST, leaving said east line and along said south lines, 2,672.23 feet to a point in the west line of Lost Creek;

**ZC-03-213 (Continued)**

THENCE SOUTH 00° 30' 00" WEST, leaving the south line of said Linkwood Estates and along said west line, 2,263.89 feet to a point in the south line of said Lost Creek;

THENCE SOUTH 89° 30' 00" EAST, leaving said west line and along said south line, 2,675.00 feet to a point in the west line of the Murrin tract;

THENCE SOUTH 01° 00' 00" WEST, leaving said south line and along said west line, 3,316.95 feet to a point in the northerly right-of-way line of Interstate Highway No. 20;

THENCE leaving said west line and along said northerly right-of-way line the following courses and distances:

NORTH 85° 14' 00" WEST, 110.13 feet;

NORTH 82° 56' 00" WEST, 1,570.00 feet;

NORTH 65° 50' 00" WEST, 136.01 feet;

NORTH 82° 56' 00" WEST, 980.00 feet;

NORTH 85° 20' 00" WEST, 480.42 feet;

SOUTH 86° 45' 00" WEST, 111.80 feet;

NORTH 82° 56' 00" WEST, 380.00 feet;

NORTH 72° 33' 00" WEST, 305.00 feet;

NORTH 55° 56' 00" WEST, 275.85 feet;

NORTH 48° 05' 00" WEST, 218.58 feet;

NORTH 46° 08' 00" WEST, 107.99 feet;

THENCE NORTH 25°32'55" EAST, leaving said northerly right-of-way line, 449.78 feet;

THENCE NORTH 60° 38' 36" WEST, 261.92 feet;

THENCE NORTH 21° 05' 49" WEST, 561.99 feet;

**ZC-03-213 (Continued)**

THENCE SOUTH 60° 34' 03" WEST, 458.63 feet to the beginning of a non-tangent curve to the right having a central angle of 27°36'26", a radius of 1,400.00 feet and a chord bearing and distance of SOUTH 15°37'44" EAST, 668.06 feet;

THENCE with said curve to the right for an arc distance of 674.57 feet to a point in the north right-of-way line of said Interstate Highway No. 20;

THENCE along said northerly right-of-way line the following courses and distances;

NORTH 79°16'00" WEST, 43.56 feet;

NORTH 85° 24' 00" WEST, 135.68 feet;

SOUTH 82° 55' 00" WEST, 148.54 feet;

SOUTH 78° 37' 00" WEST, 352.20 feet;

NORTH 85° 59' 00" WEST, 274.75 feet;

NORTH 72° 42' 00" WEST, 240.67 feet;

NORTH 64° 14' 00" WEST, 239.00 feet to the beginning of a curve to the right having a central angle of 11° 36' 32", a radius of 5,474.58 feet and a chord bearing and distance of NORTH 53° 34' 16" WEST, 1,107.32 feet;

With said curve to the right for an arc distance of 1,109.22 feet;

NORTH 47° 46' 00" WEST, 989.12 feet;

NORTH 23° 33' 00" WEST, 109.66 feet;

NORTH 47° 46' 00" WEST, 595.00 feet;

NORTH 38° 19' 00" WEST, 182.48 feet;

NORTH 47° 46' 00" WEST, 655.00 feet;

NORTH 53° 22' 00" WEST, 512.45 feet;

NORTH 47° 31' 00" WEST, 258.08 feet to the beginning of a non-tangent curve to the left having a central angle of 18° 11' 32", a radius of 4,000.00 feet and a chord bearing and distance of NORTH 55° 30' 56" EAST, 1,264.73 feet;

THENCE with said curve to the left and leaving said northerly right-of-way line for an arc distance of 1,270.06 feet to the POINT OF BEGINNING and containing 31,841,452 square feet or 731 acres of land.

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/LDR' Planned Development/ Low Density Residential for all single-family uses in 'A-43' One Family through 'R-2' Townhouse/Cluster Districts listed in the Walsh Planned Development Residential Use Table attached as Exhibit "A". A maximum of 14,785 dwelling units is permitted in districts 1, 4, 11, and 12. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr. and various Walsh family trusts. At the time of preliminary platting, the specific single-family district shall be declared and a Unified Residential Site Plan shall be furnished to the Director of Development for use as a guide for that phase.. Each plat shall reflect a running total of dwelling units and the number of units remaining under the 14,785 cap. Waiver of site plan recommended.*

District 11A

Being approximately 10 acres situated in Tarrant County, Texas, and being a portion of that certain called 3,802.9-acre tract of land described in Volume 193, Page 335 (first tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

COMMENCING at the most northerly northeast corner of said 3,802.9-acre tract, same being in the Parker/Tarrant County line, same also being in the west line of the Nazarian tract;

THENCE SOUTH 28° 34' 26" EAST, 8,048.71 feet to the POINT OF BEGINNING of the herein described tract;

THENCE SOUTH 21° 05' 49" EAST, 561.99 feet;

THENCE SOUTH 60° 38' 36" EAST, 261.92 feet;

THENCE SOUTH 25° 32' 55" WEST, 449.78 feet to a point in the northerly right-of-way line of Interstate Highway No. 20;

**ZC-03-213 (Continued)**

THENCE along said northerly right-of-way line the following courses and distances:

NORTH 57° 24' 00" WEST, 189.92 feet;

NORTH 69° 15' 00" WEST, 177.14 feet;

NORTH 79° 16' 00" WEST, 132.72 feet to the beginning of a non-tangent curve to the left having a central angle of 27° 36' 26", a radius of 1,400.00

feet and a chord bearing and distance of NORTH 15° 37' 44" WEST, 668.06 feet;

THENCE with said curve to the left and leaving said northerly right-of-way line for an arc distance of 674.57 feet;

THENCE NORTH 60°34'03" EAST, 458.63 feet;

THENCE NORTH 60°34'03" EAST, 458.63 feet to the POINT OF BEGINNING and continuing 443,248 square feet or 10 acres of land.

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/CC' Planned Development/Community Center for uses listed in the Walsh Planned Development Nonresidential District Use Table attached as Exhibit "B". Development standards shall be in accordance with "F" General Commercial District standards as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr. and various Walsh family trusts. Waiver of site plan recommended.*

District 12

Being approximately 1,843 acres situated in Parker County and Tarrant County, Texas, and being a portion of that certain called 3,802.9-acre tract of land described in Volume 193, Page 335 (first tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

Beginning the most southerly southeast corner of said 3,802.9-acre tract, same being in the west line of the Markum Ranch, same also being in the north right-of-way line of the Texas & Pacific Railroad;

THENCE leaving said west line and along said north right-of-way line and the southerly line of said 3,802.9-acre tract the following courses and distances:



**ZC-03-213 (Continued)**

NORTH 77° 15' 00" WEST, 213.89 feet;

NORTH 80° 00' 00" WEST, 2,044.45 feet;

NORTH 82° 10' 00" WEST, 555.56 feet;

SOUTH 71° 30' 00" WEST, 79.17 feet;

NORTH 79° 51' 00" WEST, 478.89 feet;

NORTH 82° 11' 00" WEST, 327.23 feet;

NORTH 86° 51' 00" WEST, 222.23 feet;

SOUTH 89° 11' 00" WEST, 222.23 feet;

SOUTH 85° 15' 00" WEST, 184.73 feet;

SOUTH 84° 43' 00" WEST, 4,425.71 feet;

SOUTH 05° 17' 00" EAST, 73.91 feet;

SOUTH 84° 43' 00" WEST, 1,115.83 feet;

SOUTH 79° 50' 00" WEST, 329.17 feet;

SOUTH 73° 30' 00" WEST, 222.23 feet;

SOUTH 65° 34' 00" WEST, 222.23 feet;

SOUTH 59° 25' 00" WEST, 222.23 feet;

NORTH 00° 30' 00" WEST, 61.12 feet;

SOUTH 57° 42' 00" WEST, 2,427.78 feet to the southwest corner of said 3,802.9-acre tract, same being in an east line of the Dean Ranch;

THENCE NORTH 00° 23' 21" EAST, leaving said north right-of-way line and southerly line and along said east line, 8,466.18 feet to the beginning of a non-tangent curve to the left having a central angle of 27° 27' 42", a radius of 3,000.00 feet and a chord bearing and distance of NORTH 60° 53' 10" EAST, 1,424.17 feet;

**ZC-03-213 (Continued)**

THENCE with said curve to the left and leaving said east line, for an arc distance of 1,437.89 feet;

THENCE NORTH  $47^{\circ} 09' 19''$  EAST, 980.40 feet to the beginning of a curve to the right having a central angle of  $28^{\circ} 45' 33''$ , a radius of 1,870.00 feet and a chord bearing and distance of NORTH  $61^{\circ} 32' 06''$  EAST, 928.81 feet;

THENCE with said curve to the right for an arc distance of 938.63 feet;

THENCE NORTH  $77^{\circ} 28' 22''$  EAST, 507.31 feet;

THENCE NORTH  $76^{\circ} 28' 17''$  EAST, 380.13 feet to the beginning of a curve to the right having a central angle of  $63^{\circ} 11' 46''$ , a radius of 800.00 feet and a chord bearing and distance of SOUTH  $71^{\circ} 55' 50''$  EAST, 838.33 feet;

THENCE with said curve to the right for an arc distance of 882.39 feet;

THENCE SOUTH  $40^{\circ} 19' 57''$  EAST, 688.04 feet to the beginning of a curve to the left having a central angle of  $32^{\circ} 10' 47''$ , a radius of 1,750.00 feet and a chord bearing and distance of SOUTH  $56^{\circ} 25' 20''$  EAST, 970.01 feet;

THENCE with said curve to the left for an arc distance of 982.87 feet to the beginning of a curve to the right having a central angle of  $30^{\circ} 25' 54''$ , a radius of 2,500.00 feet and a chord bearing and distance of SOUTH  $57^{\circ} 17' 47''$  EAST, 1,312.28 feet;

THENCE with said curve to the right for an arc distance of 1,327.83 feet;

THENCE SOUTH  $42^{\circ} 04' 50''$  EAST, 1,348.90 feet to the beginning of a curve to the left having a central angle of  $14^{\circ} 15' 58''$ , a radius of 2,350.00 feet and a chord bearing and distance of SOUTH  $49^{\circ} 12' 49''$  EAST, 583.61 feet;

THENCE with said curve to the left for an arc distance of 585.12 feet;

THENCE SOUTH  $56^{\circ} 20' 48''$  EAST, 838.61 feet to the beginning of a curve to the right having a central angle of  $31^{\circ} 24' 08''$ , a radius of 1,000.00 feet and a chord bearing and distance of SOUTH  $40^{\circ} 38' 44''$  EAST, 541.24 feet;

THENCE with said curve to the right for an arc distance of 548.07 feet;

**ZC-03-213 (Continued)**

THENCE SOUTH 24° 56' 39" EAST, 863.00 feet to the beginning of a non-tangent curve to the left having a central angle of 33° 30' 06", a radius of 1,500.00 feet and a chord bearing and distance of NORTH 49° 57' 55" EAST, 864.63 feet;

THENCE with said curve to the left for an arc distance of 877.07 feet;

THENCE SOUTH 54° 45' 49" EAST, 114.34 feet;

THENCE SOUTH 81° 55' 21" EAST, 84.70 feet;

THENCE SOUTH 03° 50' 57" EAST, 67.92 feet;

THENCE SOUTH 34° 19' 24" WEST, 49.94 feet;

THENCE SOUTH 36° 01' 49" EAST, 32.59 feet;

THENCE NORTH 78° 58' 32" EAST, 151.53 feet;

THENCE SOUTH 55° 55' 36" EAST, 169.48 feet;

THENCE SOUTH 89° 53' 12" EAST, 252.01 feet;

THENCE SOUTH 61° 31' 35" EAST, 58.17 feet;

THENCE NORTH 85° 25' 01" EAST, 117.02 feet;

THENCE NORTH 58° 20' 30" EAST, 166.85 feet;

THENCE NORTH 74° 17' 16" EAST, 296.64 feet;

THENCE SOUTH 35° 29' 14" EAST, 325.62 feet;

THENCE NORTH 89° 59' 07" EAST, 208.66 feet;

THENCE SOUTH 43° 24' 17" EAST, 124.52 feet;

THENCE NORTH 48° 55' 50" EAST, 88.47 feet;

THENCE NORTH 31° 01' 24" EAST, 134.94 feet;

THENCE SOUTH 88° 42' 35" EAST, 378.62 feet;

**ZC-03-213 (Continued)**

THENCE SOUTH  $81^{\circ} 31' 08''$  EAST, 246.52 feet to a point in the west line of said Markum Ranch;

THENCE SOUTH  $00^{\circ} 55' 00''$  WEST, along said west line, 4,026.00 feet to the POINT OF BEGINNING and containing 81,471,130 square feet or 1,870 acres of land.

**Save and except the following described District:**

**Save and except District 12A**

Being approximately 27 acres situated in Parker County and Tarrant County, Texas, and being a portion of that certain called 3,802.9-acre tract of land described in Volume 193, Page 335 (first tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

Commencing at the most southerly southwest corner of said 3,802.9-acre tract, same being in the east line of the Dean Ranch, same also being in the north right-of-way line of the Texas & Pacific Railroad;

THENCE NORTH  $23^{\circ} 48' 19''$  EAST, 5,327.76 feet to the POINT OF BEGINNING of the herein described tract;

THENCE NORTH  $35^{\circ} 27' 32''$  WEST, 393.25 feet to the beginning of a curve to the left having a central angle of  $38^{\circ} 50' 39''$ , a radius of 600.00 feet and a chord bearing and distance of NORTH  $54^{\circ} 52' 52''$  WEST, 399.03 feet;

THENCE with said curve to the left for an arc distance of 406.77 feet;

THENCE NORTH  $72^{\circ} 32' 56''$  WEST, 304.91 feet to the beginning of a non-tangent curve to the right having a central angle of  $28^{\circ} 41' 41''$ , a radius of 2,200.81 feet and a chord bearing and distance of NORTH  $31^{\circ} 30' 13''$  EAST, 1,090.72 feet;

THENCE with said curve to the right for an arc distance of 1,102.21 feet;

THENCE SOUTH  $73^{\circ} 17' 16''$  EAST, 873.15 feet;

THENCE SOUTH  $26^{\circ} 52' 27''$  WEST, 688.58 feet;

THENCE SOUTH  $01^{\circ} 08' 04''$  WEST, 268.13 feet;

**ZC-03-213 (Continued)**

SOUTH 29°09'16" WEST, 501.41 feet to the POINT OF BEGINNING and containing 1,156,859 square feet or 27 acres of land.

**For a net acreage of District 12 of 1,843.00 acres.**

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/LDR' Planned Development/ Low Density Residential for all single-family uses in 'A-43' One Family through 'R-2' Townhouse/Cluster Districts listed in the Walsh Planned Development Residential Use Table attached as Exhibit "A". A maximum of 14,785 dwelling units is permitted in districts 1, 4, 11, and 12. Development standards shall be in accordance with each applicable single-family district as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr. and various Walsh family trusts. At the time of preliminary platting, the specific single-family district shall be declared and a Unified Residential Site Plan shall be furnished to the Director of Development for use as a guide for that phase. Each plat shall reflect a running total of dwelling units and the number of units remaining under the 14, 785 cap. Waiver of site plan recommended.*

**District 12A**

Being approximately 27 acres situated in Parker County and Tarrant County, Texas, and being a portion of that certain called 3,802.9-acre tract of land described in Volume 193, Page 335 (first tract) of the Deed Records, Parker County, Texas, and being more particularly described as follows:

Commencing at the most southerly southwest corner of said 3,802.9-acre tract, same being in the east line of the Dean Ranch, same also being in the north right-of-way line of the Texas & Pacific Railroad;

THENCE NORTH 23°48'19" EAST, 5,327.76 feet to the POINT OF BEGINNING of the herein described tract;

THENCE NORTH 35° 27' 32" WEST, 393.25 feet to the beginning of a curve to the left having a central angle of 38°50' 39", a radius of 600.00 feet and a chord bearing and distance of NORTH 54°52'52" WEST, 399.03 feet;

THENCE with said curve to the left for an arc distance of 406.77 feet;

THENCE NORTH 72°32'56" WEST, 304.91 feet to the beginning of a non-tangent curve to the right having a central angle of 28°41' 41", a radius of 2,200.81 feet and a chord bearing and distance of NORTH 31°30'13" EAST, 1,090.72 feet;

**ZC-03-213 (Continued)**

THENCE with said curve to the right for an arc distance of 1,102.21 feet;

THENCE SOUTH 73°17'16" EAST, 873.15 feet;

THENCE SOUTH 26°52'27" WEST, 688.58 feet;

THENCE SOUTH 01°08'04" WEST, 268.13 feet;

SOUTH 29°09'16" WEST, 501.41 feet to the POINT OF BEGINNING and containing 1,156,859 square feet or 27 acres of land.

*Recommended from Unzoned to "PD/SU" Planned Development/Specific Use to be designated as Walsh 'PD/CC' Planned Development/Community Center for uses listed in the Walsh Planned Development Nonresidential District Use Table attached as Exhibit "B". Development standards shall be in accordance with "F" General Commercial District standards as recorded in Ordinance #13896, as amended, or the Walsh Ranch Standards, as applicable, in accordance with the Economic Development Agreement executed as of May 6, 2003, between the City of Fort Worth and Walsh Ranches Limited Partnership, F. Howard Walsh, Jr. and various Walsh family trusts. Waiver of site plan recommended.*

**(North of Aledo Iona Road, south of White Settlement Road and east of FM 1187)**

**ZC-03-216** BEGINNING at a 5/8" iron pin found, said 5/8" iron pin found being on the westerly right-of-way line of Longvue Avenue, said 5/8" iron pin found also being the southeasterly corner of Lot 9, Westland Acres Addition according to the plat recorded in Volume 1730, Page 414, Deed Records, Tarrant County, Texas;

THENCE SOUTH 03°56'34" WEST along the westerly right-of-way line of said Longvue Avenue a distance of 101.07 feet to a 5/8" iron pin found;

THENCE SOUTH 02°05'01" WEST continuing along the westerly right-of-way line of said Longvue Avenue a distance of 195.52 feet to a 5/8" iron pin found;

THENCE SOUTH 00°08'26" WEST continuing along the westerly right-of-way line of said Longvue Avenue a distance of 597.28 feet to a 3/4" iron pin found;

THENCE SOUTH 01°13'27" WEST continuing along the westerly right-of-way line of said Longvue Avenue a distance of 100.11 feet to a 1" iron pin found;

**ZC-03-216 (Continued)**

THENCE SOUTH 00°21'34" EAST continuing along the westerly right-of-way line of said Longvue Avenue a distance of 307.15 feet to a ½" iron rod set for the intersection of the Longvue Avenue west line and the Richland Street north line;

THENCE SOUTH 89°58'34" WEST along the north line of said Richland Street a distance of 1214.17 feet to a ½" iron rod set for the southwest corner of Chapel Ridge Addition Phase III as recorded in Cabinet A, Slide 5667, P.R.T.C.T., said ½" iron rod set also being the beginning of a curve to the left having a radius of 710.00 feet, a central angle of 53°02'20" and a long chord bearing NORTH 28°43'29" WEST 634.03 feet;

THENCE along the easterly line of Chapel Ridge Addition Phase III and along said curve to the left an arc length of 657.25 feet to a fence corner found;

THENCE NORTH 02°18'27" EAST continuing along the easterly line of said Chapel Ridge Addition Phase III and along the easterly line of a tract of land conveyed to 58-Chapel Creek, Ltd according to the deed recorded in Volume 11821, Page 1963, Deed Records, Tarrant County, Texas, a distance of 745.56 feet to a 1" pipe found being on the southern right-of-way line of Southview Road.

THENCE NORTH 89°59'22" EAST along the southern right-of-way line of said Southview Road and along the southern line of Lots 8 and 9, Westland Acres Addition, a distance of 1504.46 feet to the POINT OF BEGINNING and containing 42.48 acres of land, more or less.

*Recommended from "MH" Manufactured Housing and "I" Light Industrial to "A-5" One-Family*

**(9800 – 10,000 Block of Richland Street and 3100 and 3200 Blocks of Longvue Avenue)**

**ZC-03-217** BEING a 0.2479 acre tract of land situated in the Robert Ray Survey, Abstract No. 1290 in the City of Fort Worth, Tarrant County, Texas, and being a portion of Lots 2A1 & 2A2 and 2A3, Block 1 of the John T. White Business Park as recorded in Cabinet A, Slide 1412, Plat Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 2A4, Block 1, of John T. White Business Park and being on the north right-of-way of John T. White Road ( 1 120 foot right-of-way);

THENCE northerly along the west boundary of said Lot 2A4, Block 1 and the east boundary of Lots 5 and 2B, Block 1 of said John T. White Business Park and

**ZC-03-217 (Continued)**

leaving said John T. White Road North  $00^{\circ} 13' 10''$  East a distance of 108.0 feet to a point for corner;

THENCE easterly and leaving said Lot 2B, South  $88^{\circ} 59' 26''$  East, a distance of 100.0 feet to a corner;

THENCE South  $00^{\circ} 13' 10''$  West, a distance of 108.0 feet to the north right-of-way of said John T. White Road and a point for corner;

THENCE westerly along said north right-of-way of said John T. White Road North  $88^{\circ} 59' 26''$  West, a distance of 100.0 feet to the POINT OF BEGINNING and containing 0.2479 acres of land, more or less.

*Recommended from "E" Neighborhood Commercial to "A-5" One-Family*

**(6901 John T. White Road)**

**ZC-03-219 J.M. Daniel Survey, Abstract No. 395**

Being a tract or parcel of land out of the J.M. Daniel Survey, Abstract No. 395, situated in Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a  $\frac{1}{2}$ " iron pin in the easterly right-of-way line of Interstate Highway Loop 820, said iron pin being the Southwest corner of the herein described tract, said iron pin also being the Northwest corner of Lot 1, Block 1, Lake View Mobile Home Park Addition, to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-47, Page 175, Deed Record, Tarrant County, Texas;

THENCE in a Northerly direction along said Easterly right-of-way line of said Interstate Highway Loop 820 as follows:

THENCE North  $18^{\circ} 12' 21''$  East a distance of 442.00 feet to a  $\frac{1}{2}$ " iron pin for the beginning of a curve to the right having a radius of 5,604.36 feet, and a long chord bearing North  $19^{\circ} 19' 05''$  East - 151.35 feet;

THENCE along said curve to the right an arc length of 151.36 to a  $\frac{3}{4}$ " iron pin for the Northwest corner of herein described tract;

THENCE North  $89^{\circ} 43' 00''$  East along the North line of herein described tract a distance of 943.29 feet to a  $\frac{1}{2}$ " iron pin;



**ZC-03-219 (Continued)**

THENCE South 88° 59' 36" East continuing along said north line a distance of 97.29 feet to the Northeast corner of herein described tract;

THENCE South 00° 59' 21" East a distance of 542.53 feet to the Southeast corner of herein described tract;

THENCE North 89° 09' 51" West along the south line of herein described tract, passing at 69.50 feet the Northeast corner of said Lot 1, Block 1, Lake View Mobile Home Park Addition, continuing in all distance of 459.90 feet to a ½" iron pin;

THENCE South 87° 47' 53" West continuing along the south line of herein described tract a distance of 778.80 feet to the POINT OF BEGINNING and containing 14.248 acres of land, more or less.

*Recommended from "B" Two-Family to "PD/SU" Planned Development/Specific Use for selected uses in "I" Light Industrial with the following permitted uses:*

*General Offices;  
Antique shops;  
Appliance, sales, supply and repair;  
Bakery;  
Burglar alarm sales and service;  
Caterer and wedding services;  
Cold storage plant;  
Commercial printing service;  
Express offices;  
Furniture sales new and used;  
Furniture upholstery, finishing and sales;  
General merchandise store;  
Greenhouse and plant nursery with outside storage of plant inventory;  
Gunsmith, repair and sales;  
Interior decorating;  
Leather good shop;  
Locksmith;  
Medical supply/equipment sales and service;  
Newspaper distribution center;  
Retail sales, general;  
Studio, art & photography;  
Taxidermist shop;  
Veterinary clinic/indoor kennel (no outdoor kennel);  
Carpet and rug cleaning; and,  
Furniture and cabinet repair and construction.*

**ZC-03-219 (Continued)**

*NOTE: All uses will be developed in accordance with Site Plan # SP-03-034, no Outside Storage permitted with the exception of Permitted Use # 13.*

*Identification signs will be permitted on the face of the proposed buildings, and as reflected by the Site Plan. (See SP-03-034).*

**(4600 East Loop 820 South)**

**SP-03-034 J.M. Daniel Survey, Abstract No. 395**

Being a tract or parcel of land out of the J.M. Daniel Survey, Abstract No. 395, situated in Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin in the easterly right-of-way line of Interstate Highway Loop 820, said iron pin being the Southwest corner of the herein described tract, said iron pin also being the Northwest corner of Lot 1, Block 1, Lake View Mobile Home Park Addition, to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-47, Page 175, Deed Record, Tarrant County, Texas;

THENCE in a Northerly direction along said Easterly right-of-way line of said Interstate Highway Loop 820 as follows:

THENCE North 18° 12' 21" East a distance of 442.00 feet to a ½" iron pin for the beginning of a curve to the right having a radius of 5,604.36 feet, and a long chord bearing North 19° 19' 05" East – 151.35 feet;

THENCE along said curve to the right an arc length of 151.36 to a ¾" iron pin for the Northwest corner of herein described tract;

THENCE North 89° 43' 00" East along the North line of herein described tract a distance of 943.29 feet to a ½" iron pin;

THENCE South 88° 59' 36" East continuing along said north line a distance of 97.29 feet to the Northeast corner of herein described tract;

THENCE South 00° 59' 21" East a distance of 542.53 feet to the Southeast corner of herein described tract;

THENCE North 89° 09' 51" Wes along the south line of herein described tract, passing at 69.50 feet the Northeast corner of said Lot 1, Block 1, Lake View Mobile Home Park Addition, continuing in all distance of 459.90 feet to a ½" iron pin;

**SP-03-034 (Continued)**

THENCE South  $87^{\circ} 47' 53''$  West continuing along the south line of herein described tract a distance of 778.80 feet to the POINT OF BEGINNING and containing 14.248 acres of land, more or less.

*Site plan for plant nursery, warehouses, showrooms and office. (See ZC-03-219).*

**(4600 East Loop 820 South)**

**ZC-03-221** BEING A 13.362 ACRE TRACT OF LAND SITUATED IN THE P. CALDWELL SURVEY, ABSTRACT NO. 365 AND THE B. F. WICKSON SURVEY, ABSTRACT NO. 1673, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING PART OF THAT CALLED 47.683 ACRE TRACT OF LAND DESCRIBED AS "TRACT I" IN THE DEED TO WEST/LOOP 820 PARTNERS RECORDED IN VOLUME 12927, PAGE 38, DEED RECORDS OF TARRANT COUNTY, TEXAS, (DRTCT), SAID 13.362 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A "DUNAWAY ASSOC. INC." CAP FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF SETTLEMENT VILLAGE ADDITION AS RECORDED IN CABINET A, SLIDE 6708, PLAT RECORDS TARRANT COUNTY, TEXAS, (PRTCT) AND ON THE WESTERLY RIGHT OF WAY LINE FOR TEXAS ELECTRIC SERVICE COMPANY (TESCO) RECORDED IN VOLUME 2133, PAGE 210, DRTCT;

THENCE NORTH  $89^{\circ}24'30''$  WEST DEPARTING SAID TESCO RIGHT OF WAY AND WITH THE COMMON LINE BETWEEN SAID WEST/LOOP 820 TRACT AND SAID LOT 1, BLOCK 1 A DISTANCE OF 109.82 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "DUNAWAY ASSOC. INC." FOUND FOR A CORNER;

THENCE SOUTH  $00^{\circ}41'23''$  WEST A DISTANCE OF 70.80 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "DUNAWAY ASSOC. INC." FOUND FOR A CORNER;

THENCE NORTH  $89^{\circ}24'30''$  WEST A DISTANCE OF 809.91 FEET TO A 5/8-INCH IRON ROD WITH A "BURY & PARTNERS" CAP SET ON THE EAST

RIGHT OF WAY OF EXPEDITION DRIVE (90' ROW), SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1136.13 FEET;

THENCE NORTHEASTERLY WITH SAID RIGHT OF WAY AND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $32^{\circ}06'43''$ , AN ARC

**ZC-03-221 (Continued)**

DISTANCE OF 636.75 FEET, A CHORD BEARING OF NORTH  $11^{\circ}07'32''$  EAST AND A CHORD DISTANCE OF 628.45 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "DUNAWAY ASSOC. INC." FOUND FOR THE POINT OF TANGENCY;

THENCE NORTH  $27^{\circ}10'53''$  EAST WITH SAID RIGHT OF WAY A DISTANCE OF 137.64 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1010.00 FEET;

THENCE SOUTHEASTERLY DEPARTING WITH SAID RIGHT OF WAY AND WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $15^{\circ}36'12''$ , AN ARC DISTANCE OF 275.05 FEET, A CHORD BEARING OF SOUTH  $73^{\circ}11'05''$  EAST AND A CHORD DISTANCE OF 274.20 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET;

THENCE NORTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $15^{\circ}57'00''$ , AN ARC DISTANCE OF 62.64 FEET, A CHORD BEARING OF NORTH  $07^{\circ}54'32''$  EAST AND A CHORD DISTANCE OF 62.43 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE END OF SAID CURVE TO THE RIGHT;

THENCE NORTH  $15^{\circ}53'03''$  EAST, A DISTANCE OF 135.28 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET;

THENCE NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $07^{\circ}41'17''$ , AN ARC DISTANCE OF 23.48 FEET, A CHORD BEARING OF NORTH  $12^{\circ}02'24''$  EAST AND A CHORD DISTANCE OF 23.46 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET ON THE SOUTHERLY RIGHT OF WAY LINE OF WHITE SETTLEMENT ROAD (82 FOOT ROW), SAID

POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 790.00 FEET;

THENCE SOUTHEASTERLY WITH SAID RIGHT OF WAY AND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $04^{\circ}21'21''$ , AN ARC DISTANCE OF 60.06 FEET, A CHORD BEARING OF SOUTH  $84^{\circ}20'26''$

**ZC-03-221 (Continued)**

EAST AND A CHORD DISTANCE OF 60.04 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET;

THENCE SOUTHWESTERLY DEPARTING THE SOUTHERLY RIGHT OF WAY OF WHITE SETTLEMENT ROAD AND WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $10^{\circ}22'39''$ , AN ARC DISTANCE OF 42.56 FEET, A CHORD BEARING OF SOUTH  $12^{\circ}44'13''$  WEST AND A CHORD DISTANCE OF 42.51 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE END OF SAID CURVE TO THE RIGHT;

THENCE NORTH  $74^{\circ}06'57''$  WEST A DISTANCE OF 9.85 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR A CORNER;

THENCE SOUTH  $15^{\circ}53'03''$  WEST A DISTANCE OF 126.91 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE POINT OF CURVATURE OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00;

THENCE SOUTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $15^{\circ}31'00''$ , AN ARC DISTANCE OF 47.39 FEET, A CHORD BEARING OF SOUTH  $08^{\circ}07'33''$  WEST AND A CHORD DISTANCE OF 47.25 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE END OF SAID CURVE TO THE LEFT;

THENCE SOUTH  $00^{\circ}35'30''$  WEST A DISTANCE OF 8.03 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET ON A CURVE THE LEFT HAVING A RADIUS OF 1010.00 FEET;

THENCE SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $05^{\circ}33'55''$ , AN ARC DISTANCE OF 98.10 FEET, A CHORD BEARING OF SOUTH  $86^{\circ}37'34''$  EAST AND A CHORD DISTANCE OF 98.07 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE END OF SAID CURVE TO THE LEFT;

THENCE SOUTH  $89^{\circ}23'43''$  EAST A DISTANCE OF 196.02 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR A CORNER;

**ZC-03-221 (Continued)**

THENCE NORTH 00°35'30" EAST A DISTANCE OF 94.91 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE POINT OF CURVATURE OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET;

THENCE NORTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°07'27", AN ARC DISTANCE OF 28.36 FEET, A CHORD BEARING OF NORTH 03°28'13" WEST AND A CHORD DISTANCE OF 28.33 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE POINT OF TANGENCY;

THENCE NORTH 07°31'57" WEST A DISTANCE OF 97.58 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET ON THE SOUTHERLY RIGHT OF WAY LINE OF WHITE SETTLEMENT ROAD (82 FOOT ROW), SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 990.00 FEET;

THENCE SOUTHEASTERLY WITH SAID RIGHT OF WAY AND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°10'40", AN ARC DISTANCE OF 37.63 FEET, A CHORD BEARING OF SOUTH 87°03'43" EAST AND A CHORD DISTANCE OF 37.63 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR A CORNER ON THE EAST LINE OF SAID 47.683 ACRE TRACT OF LAND AND THE WESTERLY LINE OF SAID TESCO RIGHT OF WAY;

THENCE SOUTH 07°31'57" EAST WITH SAID TESCO RIGHT OF WAY A DISTANCE OF 808.94 FEET TO THE POINT OF BEGINNING;

*Recommended from "G" Intensive Commercial to "PD/SU" Planned Development/ Specific Use for all uses in "G" Plus outside storage and display. (See SP-03-036)*

**(9500 Block of White Settlement Road)**

SP-03-036

BEING A 13.362 ACRE TRACT OF LAND SITUATED IN THE P. CALDWELL SURVEY, ABSTRACT NO. 365 AND THE B. F. WICKSON SURVEY, ABSTRACT NO. 1673, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND BEING PART OF THAT CALLED 47.683 ACRE TRACT OF LAND DESCRIBED AS "TRACT I" IN THE DEED TO WEST/LOOP 820 PARTNERS RECORDED IN VOLUME 12927, PAGE 38, DEED RECORDS OF TARRANT COUNTY, TEXAS, (DRTCT), SAID 13.362 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A "DUNAWAY ASSOC. INC." CAP FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF SETTLEMENT VILLAGE ADDITION AS RECORDED IN CABINET A, SLIDE 6708, PLAT RECORDS TARRANT COUNTY, TEXAS, (PRTCT) AND ON THE WESTERLY RIGHT OF WAY LINE FOR TEXAS ELECTRIC SERVICE COMPANY (TESCO) RECORDED IN VOLUME 2133, PAGE 210, DRTCT;

THENCE NORTH 89°24'30" WEST DEPARTING SAID TESCO RIGHT OF WAY AND WITH THE COMMON LINE BETWEEN SAID WEST/LOOP 820 TRACT AND SAID LOT 1, BLOCK 1 A DISTANCE OF 109.82 FEET TO A

5/8-INCH IRON ROD WITH A CAP STAMPED "DUNAWAY ASSOC. INC." FOUND FOR A CORNER;

THENCE SOUTH 00°41'23" WEST A DISTANCE OF 70.80 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "DUNAWAY ASSOC. INC." FOUND FOR A CORNER;

THENCE NORTH 89°24'30" WEST A DISTANCE OF 809.91 FEET TO A 5/8-INCH IRON ROD WITH A "BURY & PARTNERS" CAP SET ON THE EAST RIGHT OF WAY OF EXPEDITION DRIVE (90' ROW), SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1136.13 FEET;

THENCE NORTHEASTERLY WITH SAID RIGHT OF WAY AND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32°06'43", AN ARC DISTANCE OF 636.75 FEET, A CHORD BEARING OF NORTH 11°07'32" EAST AND A CHORD DISTANCE OF 628.45 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "DUNAWAY ASSOC. INC." FOUND FOR THE POINT OF TANGENCY;

THENCE NORTH 27°10'53" EAST WITH SAID RIGHT OF WAY A DISTANCE OF 137.64 FEET TO A TO 5/8-INCH IRON ROD WITH A CAP

SP-03-036 (Continued)

STAMPED "BURY & PARTNERS" SET FOR A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1010.00 FEET;

THENCE SOUTHEASTERLY DEPARTING WITH SAID RIGHT OF WAY AND WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE

OF  $15^{\circ}36'12''$ , AN ARC DISTANCE OF 275.05 FEET, A CHORD BEARING OF SOUTH  $73^{\circ}11'05''$  EAST AND A CHORD DISTANCE OF 274.20 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET;

THENCE NORTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $15^{\circ}57'00''$ , AN ARC DISTANCE OF 62.64 FEET, A CHORD BEARING OF NORTH  $07^{\circ}54'32''$  EAST AND A CHORD DISTANCE OF 62.43 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE END OF SAID CURVE TO THE RIGHT;

THENCE NORTH  $15^{\circ}53'03''$  EAST, A DISTANCE OF 135.28 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE BEGINNING OF A OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET;

THENCE NORTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $07^{\circ}41'17''$ , AN ARC DISTANCE OF 23.48 FEET, A CHORD BEARING OF NORTH  $12^{\circ}02'24''$  EAST AND A CHORD DISTANCE OF 23.46 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET ON THE SOUTHERLY RIGHT OF WAY LINE OF WHITE SETTLEMENT ROAD (82 FOOT ROW), SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 790.00 FEET;

THENCE SOUTHEASTERLY WITH SAID RIGHT OF WAY AND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $04^{\circ}21'21''$ , AN ARC DISTANCE OF 60.06 FEET, A CHORD BEARING OF SOUTH  $84^{\circ}20'26''$  EAST AND A CHORD DISTANCE OF 60.04 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET;

THENCE SOUTHWESTERLY DEPARTING THE SOUTHERLY RIGHT OF WAY OF WHITE SETTLEMENT ROAD AND WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $10^{\circ}22'39''$ , AN ARC DISTANCE OF 42.56 FEET, A CHORD BEARING OF SOUTH  $12^{\circ}44'13''$  WEST AND A



**SP-03-036 (Continued)**

CHORD DISTANCE OF 42.51 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE END OF SAID CURVE TO THE RIGHT;

THENCE NORTH  $74^{\circ}06'57''$  WEST A DISTANCE OF 9.85 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR A CORNER;

THENCE SOUTH  $15^{\circ}53'03''$  WEST A DISTANCE OF 126.91 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE POINT OF CURVATURE OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 175.00;

THENCE SOUTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $15^{\circ}31'00''$ , AN ARC DISTANCE OF 47.39 FEET, A CHORD BEARING OF SOUTH  $08^{\circ}07'33''$  WEST AND A CHORD DISTANCE OF 47.25 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE END OF SAID CURVE TO THE LEFT;

THENCE SOUTH  $00^{\circ}35'30''$  WEST A DISTANCE OF 8.03 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET ON A CURVE THE LEFT HAVING A RADIUS OF 1010.00 FEET;

THENCE SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $05^{\circ}33'55''$ , AN ARC DISTANCE OF 98.10 FEET, A CHORD BEARING OF SOUTH  $86^{\circ}37'34''$  EAST AND A CHORD DISTANCE OF 98.07 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE END OF SAID CURVE TO THE LEFT;

THENCE SOUTH  $89^{\circ}23'43''$  EAST A DISTANCE OF 196.02 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR A CORNER;

THENCE NORTH  $00^{\circ}35'30''$  EAST A DISTANCE OF 94.91 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR THE POINT OF CURVATURE OF TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET;

THENCE NORTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $08^{\circ}07'27''$ , AN ARC DISTANCE OF 28.36 FEET, A CHORD BEARING OF NORTH  $03^{\circ}28'13''$  WEST AND A CHORD DISTANCE OF 28.33 FEET TO A 5/8-INCH IRON ROD WITH A

**SP-03-036 (Continued)**

CAP STAMPED BURY & PARTNERS" SET FOR THE POINT OF TANGENCY;

THENCE NORTH 07°31'57" WEST A DISTANCE OF 97.58 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET ON THE SOUTHERLY RIGHT OF WAY LINE OF WHITE SETTLEMENT ROAD (82 FOOT ROW), SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 990.00 FEET;

THENCE SOUTHEASTERLY WITH SAID RIGHT OF WAY AND CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°10'40", AN ARC DISTANCE OF 37.63 FEET, A CHORD BEARING OF SOUTH 87°03'43" EAST AND A CHORD DISTANCE OF 37.63 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "BURY & PARTNERS" SET FOR A CORNER ON THE EAST LINE OF SAID 47.683 ACRE TRACT OF LAND AND THE WESTERLY LINE OF SAID TESCO RIGHT OF WAY;

THENCE SOUTH 07°31'57" EAST WITH SAID TESCO RIGHT OF WAY A DISTANCE OF 808.94 FEET TO THE POINT OF BEGINNING;

*Site plan for home improvement store. (See ZC-03-021)*

**(9500 Block of White Settlement Road)**

**ZC-03-222** BEING a tract of land situated in the Jose Chirino Survey, Abstract Number 265 and being a portion of that certain tract of land described by deed to McGinnis Farms, Inc., D/B/A John Deere Landscapes, as recorded in Volume 15211, Page 296, Deed Records, Tarrant County, Texas, also being a portion of that certain tract of land described by deed to Clayton A Conley and Wife, Ora L. Conley, as recorded in Volume 6551, Page 296, Deed Records, Tarrant County, Texas and also being all of that tract of land described by deed to William Henry Krass and wife, Carolyn Sue Krass, and recorded in Volume 7701, Page 2288, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the northeast corner of said McGinnis tract, said point being in the south line of that certain 100.556 acre tract of land described by deed to AIL Investment, L.P., as recorded in Volume 13588, Page 183, Deed Records, Tarrant County, Texas and also being the northwest corner of that certain 26.259 acre tract of land described by deed to AIL Investment, L.P., as recorded in Volume 13588, Page 182, Deed Records, Tarrant County, Texas;

**ZC-03-222 (Continued)**

THENCE S 00°16'41"E, 466.55 feet along the east line of said McGinnis tract and the west line of said AIL 26.259 acre tract to a 1/2 inch iron rod found, said point being the southwest corner of said AIL 26.259 acre tract and also being in the north line of that certain 28.834 acre tract of land described by deed to AIL Investment, L.P., as recorded in Volume 13588, Page 181, Deed Records, Tarrant County, Texas;

THENCE S 88°20'18"W, 17.28 feet continuing along east line of said McGinnis tract and along the north line of said AIL 28.834 acre tract to a 5/8 inch iron rod found, said point being the northwest corner of said AIL 28.834 acre tract;

THENCE S 01°36'42"W, 1003.62 feet continuing along the east line of said McGinnis tract and the west line of said AIL 28.834 acre tract to a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" set;

THENCE N 89°40'24"W, 639.24 feet departing the east line of said McGinnis tract to a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" set in the west line of said McGinnis Tract and the east line of the aforementioned Conley tract;

THENCE S 00°52'30"W, 837.24 feet along the west line of said McGinnis tract and the east line of said Conley tract to a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" set;

THENCE N 89°35'48"W, 305.54 feet departing the east line of said Conley tract to a 5/8 inch iron rod with plastic cap stamped "Carter & Burgess" set in the west line of said Conley tract and the east line of the aforementioned Krass tract;

THENCE S 00°55'10"W, along the west line of said Conley tract and the east line of said Krass tract at 327.11 feet pass a 1/2 inch iron rod found in the existing north right-of-way line of Keller Haslet Road (an existing 50' right-of-way), in all 377.11 feet to the existing south right-of-way line of said Keller Haslet Road;

THENCE N 88°56'44"W, 305.37 feet along the existing south right-of-way line said Keller Haslet Road;

THENCE N 01°23'14"E, at 50.00 feet pass a 5/8 inch iron rod found in the existing north right-of-way line of said Keller Haslet Road and being the southwest corner of said Krass tract, then along the west line of said Krass tract and the east line of those certain tracts of land described by deed to James Watkins, as recorded in Volume 9994, Page 853, Volume 8800, Page 1089 and Volume 9426, Page 2102, all of Deed Records, Tarrant County, Texas, in all 773.82 feet to a 1/2 inch iron rod found;

**ZC-03-222 (Continued)**

THENCE S 88°52'27"W, 47.30 feet along the west line of said Krass tract and the north line of said Watkins tract to a 1/2 inch iron rod found, said point being the southeast corner of that certain tract of land described by deed to JLK Land, Ltd., as recorded in Volume 15907, Page 102, Deed Records, Tarrant County, Texas;

THENCE N 00°24'14"E, 843.05 feet along the west line of said Krass tract and the east line of said JLK Land tract to a 1/2 inch iron rod found;

THENCE N 00°27'12"E, 1064.95 feet continuing along the west line of said Krass tract and the east line of said JLK Land tract to a 1/2 inch iron rod found in the south line of the aforementioned 100.556 acre AIL Investment tract;

THENCE S 89°40'25"E, 666.35 feet along the north line of said Krass tract and along the south line of said 100.556 acre AIL Investment tract to a 1/2 inch iron rod found, said point being the northeast corner of said Krass tract and the northwest corner of the aforementioned McGinnis tract;

THENCE S 89°40'24"E, 660.01 feet continuing along the north line of said McGinnis tract to the POINT OF BEGINNING and containing 59.047 acres of land more or less.

*Recommended from Unzoned to "A-5" One-Family*

**(4700 Block of Keller Haslet Road)**

**ZC-03-223** BEING a tract of land situated in the William Dean Survey, Abstract Number 436, the George Miller Survey, Abstract Number 1826, and the B.B.B. & C. R.R. Co. Survey, Abstract Number 220, all of Tarrant County, Texas and being a portion of that certain tract of land described by deed to ATB Boat Club Properties, as recorded in Volume 11437, Page 1776, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said ATB Boat Club Properties tract, said point being in the west right-of-way line of Bowman-Roberts Road;

THENCE N 89°24'15"W, 1475.46 feet along the south line of said ATB Boat Club Properties to the POINT OF BEGINNING.

THENCE N 89°24'15"W, 596.45 feet continuing along the south line of said ATB Boat Club Properties to the southwest corner;

THENCE N 13°00'11"W, 1255.00 feet along the west line of said ATB Boat Club Properties;

**ZC-03-223 (Continued)**

THENCE N 01°16'30"E, 475.00 feet continuing along the west line of said ATB Boat Club Properties;

THENCE N 68°46'30"E, 600.00 feet;

THENCE S 04°28'30"E, 773.42 feet to the beginning of a curve to the right;

THENCE with said curve to the right, through a central angle of 27°09'20", having a radius of 500.00 feet, the long chord of which bears S 85°58'55"E, 234.76 feet, an arc distance of 236.98 feet;

THENCE S 72°24'15"E, 430.06 feet to the beginning of a curve to the right;

THENCE with said curve to the right, through a central angle of 07°00'00", having a radius of 1637.07 feet, the long chord of which bears S 21°05'43"W, 199.88 feet, an arc distance of 200.01 feet;

THENCE S 24°35'45"W, 662.00 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 24°00'39", having a radius of 530.00 feet, the long chord of which bears S 12°35'28"W, 220.48 feet, an arc distance of 222.11 feet to the Point Of Beginning and containing 33.038 acres of land more or less.

*Recommended from "E" Neighborhood Commercial to "A-5" One-Family*

BEING a tract of land situated in the William Dean Survey, Abstract Number 436, the J. Conwill Survey, Abstract Number 343 and the B.B.B. & C. R.R. Co. Survey, Abstract Number 220, all of Tarrant County, Texas and being a portion of that certain tract of land described by deed to ATB Boat Club Properties, as recorded in Volume 11437, Page 1776, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said ATB Boat Club Properties tract, said point being in the west right-of-way line of Bowman-Roberts Road;

THENCE N 89°24'15"W, 2071.91 feet along the south line of said ATB Boat Club Properties to the southwest corner of said ATB tract;

THENCE N 13°00'11"W, 1255.00 feet along the west line of said ATB Boat Club Properties;

THENCE N 01°16'30"E, 475.00 feet continuing along the west line of said ATB Boat Club Properties to the POINT OF BEGINNING.

**ZC-03-223 (Continued)**

THENCE N 01°16'30"E, 1546.28 feet continuing along the west line of said ATB Boat Club Properties to the most westerly northwest corner of said ATB tract, said point also being the southwest corner of that certain tract of land described by deed to Jerry Parker, as recorded in Volume 6149, Page 717, Deed Records, Tarrant County, Texas;

THENCE S 88°43'37"E, 392.66 feet along the north line of said ATB tract and the south line of said Parker tract;

THENCE S 01°14'55"W, 740.59 feet;

THENCE S 43°05'04"E, 438.77 feet;

THENCE S 30°16'30"W, 300.00 feet;

THENCE S 68°46'30"W, 600.00 feet to the POINT OF BEGINNING and containing 15.852 acres of land more or less.

*Recommended from "R-1" Zero Lot Line/Cluster Residential to "A-5" One-Family*

BEING a tract of land situated in the William Dean Survey, Abstract Number 436 and the J. Conwill Survey, Abstract Number 343 both of Tarrant County, Texas and being a portion of that certain tract of land described by deed to ATB Boat Club Properties, as recorded in Volume 11437, Page 1776, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said ATB Boat Club Properties tract, said point being in the west right-of-way line of Bowman-Roberts Road;

THENCE N 89°24'15"W, 2071.91 feet along the south line of said ATB Boat Club Properties to the southwest corner of said ATB tract;

THENCE N 13°00'11"W, 1255.00 feet along the west line of said ATB Boat Club Properties;

THENCE N 01°16'30"E, 475.00 feet continuing along the west line of said ATB Boat Club Properties;

THENCE N 68°46'30"E, 600.00 feet to the POINT OF BEGINNING.

THENCE N 30°16'30"E, 300.00 feet;

**ZC-03-223 (Continued)**

THENCE N 35°18'09"W, 437.12 feet;

THENCE N 54°46'30"E, 380.00 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 10°08'15", having a radius of 400.00 feet, the long chord of which bears N 49°42'23"E, 70.68 feet, an arc distance of 70.77 feet to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, through a central angle of 11°16'11", having a radius of 996.45 feet, the long chord of which bears S

40°52'15"E, 195.68 feet, an arc distance of 196.00 feet to the beginning of a compound curve to the right;

THENCE with said curve to the right, through a central angle of 024°15'09", having a radius of 2183.70 feet, the long chord of which bears S 23°06'43"E, 917.44 feet, an arc distance of 924.33 feet to the beginning of a compound curve to the right;

THENCE with said compound curve to the right, through a central angle of 28°34'02", having a radius of 1637.08 feet, the long chord of which bears S 03°18'42"W, 807.80 feet, an arc distance of 816.23 feet;

THENCE N 72°24'15"W, 430.06 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 27°09'20", having a radius of 500.00 feet, the long chord of which bears N 85°58'55"W, 234.76 feet, an arc distance of 236.98 feet;

THENCE N 04°28'30"W, 773.42 feet to the Point Of Beginning and containing 23.658 acres of land more or less.

*Recommended from "C" Medium Density Multi-Family to "A-5" One-Family*

BEING a tract of land situated in the William Dean Survey, Abstract Number 436 and the J. Conwill Survey, Abstract Number 343 both of Tarrant County, Texas and being a portion of that certain tract of land described by deed to ATB Boat Club Properties, as recorded in Volume 11437, Page 1776, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the southeast corner of said ATB Boat Club Properties tract, said point being in the west right-of-way line of Bowman-Roberts Road;

**ZC-03-223 (Continued)**

THENCE N 01°17'28"E, 2967.34 feet along the east line of said ATB tract to the POINT OF BEGINNING.

THENCE N 88°42'32"W, 1060.00 feet;

THENCE S 28°17'28"W, 585.98 feet to the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left, through a central angle of 06°02'30", having a radius of 2183.70 feet, the long chord of which bears N

32°13'02"W, 230.15 feet, an arc distance of 230.26 feet to the beginning of a compound curve to the left;

THENCE with said compound curve to the left, through a central angle of 11°16'11", having a radius of 996.45 feet, the long chord of which bears N 40°52'15"W, 195.68 feet, an arc distance of 196.00 feet to the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, through a central angle of 10°08'15", having a radius of 400.00 feet, the long chord of which bears S 49°42'23"W, 70.68 feet, an arc distance of 70.77 feet;

THENCE S 54°46'30"W, 380.00 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 04°45'29", having a radius of 716.20 feet, the long chord of which bears S 52°23'33"W, 59.46 feet, an arc distance of 59.48 feet;

THENCE N 01°14'55"E, 740.59 feet to the southeast corner of that certain tract of land described by deed to Jerry Parker, as recorded in Volume 6149, Page 717, Deed Records, Tarrant County, Texas;

THENCE N 01°16'49"E, 374.51 feet along the east line of said Parker tract to the northeast corner of said Parker tract, said point also being the most northerly northwest corner of said ATB tract;

THENCE S 88°43'16"E, 1989.60 feet along the north line of said ATB tract to the northeast corner of said ATB tract;



**ZC-03-223 (Continued)**

THENCE S 01°17'28"W, 620.00 feet along the east line of said ATB tract to the Point Of Beginning and containing 35.080 acres of land more or less.

*Recommended from "C" Medium Density Multi-Family to "A-5" One-Family*

**(South of Cromwell Marine Creek Road, east of Boat Club Road, west of Bowman Roberts Road and north of Ten Mile Bridge Road)**

**ZC-03-224** **BEING** a tract of land situated in the J.R. Knight Survey, Abstract Number 902, Tarrant County, Texas and being a portion of that land described by deed to Pulte Homes of Texas, L.P. and recorded in Volume 14613, Page 359, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch iron rod with cap stamped "Carter & Burgess" set, the northwest corner of said Pulte Homes of Texas, L.P. tract, said point also being in the easterly line of that tract of land described by deed to City of Fort

Worth (a 120 right-of-way dedication south of Gold Triangle Boulevard) and recorded in Volume 9381, Page 654, said Deed Records;

**THENCE** S00°16'27"W, 1051.52 feet along the common line of the westerly line of said Pulte Homes of Texas, L.P. tract and the easterly line of the aforementioned City of Fort Worth tract to a 5/8 inch iron rod with cap stamped "Carter & Burgess" set;

**THENCE** N89°40'28"E, 110.01 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" set;

**THENCE** S00°16'27"W, 111.05 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" set;

**THENCE** N89°43'33"E, 100.00 feet to a 5/8 inch iron rod with cap stamped "Carter & Burgess" set;

**THENCE** N00°16'27"E, 110.00 feet along the common line of the westerly line of said Pulte Homes of Texas, L.P. tract and the easterly line of the aforementioned City of Fort Worth tract to the **POINT OF BEGINNING** and containing 0.254 acres of land, more or less.

*Recommended from "A-5" One-Family to "CF" Community Facilities*

**(Southeast corner of North Beach Street and Jaylin Street)**

**ZC-03-225** Ridglea Addition, Block 18, Lot EGR1 and the Chamberlain Arlington Heights Addition, Block 49, Lot 13R and Block 57, Lot 1R

*Recommended from "E" Neighborhood Commercial and "F" General Commercial to "MU-1" Low Intensity Mixed-Use*

**(3113 and 3116 Winthrop Avenue and 6040 Camp Bowie Boulevard)**

**ZC-03-226** BEING a tract of land situated in the B.B.B. & C. RR. Survey, Abstract Number 219, Tarrant County, Texas and being a portion of that certain tract of and described by deed to 35W Investments, L.P., as Recorded in Volume 15151, Page 357, Deed Records, Tarrant County, Texas and being more particularly described by meets and bounds as follows:

COMMENCING at the northwest corner of said 35W Investments tract, said point being in the south line of Westpoint Addition as recorded in Volume 388-185, Page 63, Plat Records, Tarrant County, Texas;

THENCE S 00°23'17"E, 1399.90 feet;

THENCE S 79°31'26"W, 894.25 feet to the POINT OF BEGINNING.

THENCE S 34°21'46"E, 240.57 feet;

THENCE S 51°15'03"W, 292.44 feet;

THENCE S 77°48'17"W, 181.42 feet to the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left, through a central angle of 20°10'18", having a radius of 1060.27 feet, the long chord of which bears N 21°57'22"W, 371.36 feet, an arc distance of 373.28 feet;

THENCE N 79°31'26"E, 415.40 feet to the Point Of Beginning and containing 3.183 acres of land more or less.

*Recommended from "C" Medium Density Multi-Family to "A-5" One-Family*

BEING a tract of land situated in the Abraham Stallions Survey, Abstract Number 1396 and the B.B.B. & C. RR. Survey, Abstract Number 219, both of Tarrant County, Texas and being a portion of that certain tract of and described by deed to 35W Investments, L.P., as Recorded in Volume 15151, Page 357, Deed Records, Tarrant County, Texas and a portion of that certain tract of land described by deed to the City of Fort Worth, as recorded in Volume 3167, Page 579, Deed Records, Tarrant County, Texas and being more particularly described by meets and bounds as follows:

**ZC-03-226 (Continued)**

BEGINNING at the northwest corner of said 35W Investments tract, said point being in the south line of Westpoint Addition as recorded in Volume 388-185, Page 63, Plat Records, Tarrant County, Texas;

THENCE N 89°34'40"E, 1979.44 feet;

THENCE S 27°35'29"W, 107.24 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 12°52'49", having a radius of 3808.83 feet, the long chord of which bears S 22°28'44"W, 854.43 feet, an arc distance of 856.23 feet;

THENCE S 89°54'38"W, 6.98 feet;

THENCE S 26°28'15"W, 787.62 feet;

THENCE N 89°18'45"W, 0.96 feet;

THENCE S 00°38'58"W, 1.98 feet;

THENCE S 26°28'15"W, 223.03 feet;

THENCE S 89°34'40"W, 76.04 feet to the beginning of a curve to the right;

THENCE with said curve to the right, through a central angle of 06°09'05", having a radius of 2000.00 feet, the long chord of which bears N 87°20'48"W, 214.62 feet, an arc distance of 214.72 feet;

THENCE N 84°16'15"W, 133.12 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 17°55'28", having a radius of 3500.00 feet, the long chord of which bears S 86°46'01"W, 1090.48 feet, an arc distance of 1094.94 feet;

THENCE S 77°48'17"W, 608.86 feet;

THENCE N 51°15'03"E, 292.44 feet;

THENCE N 34°21'46"W, 240.57 feet;

THENCE N 79°31'26"E, 894.25 feet;

THENCE N 00°23'17"W, 1399.90 feet to the Point Of Beginning and containing 69.967 acres of land more or less.

**ZC-03-226 (Continued)**

*Recommended from "F" General Commercial to "A-5" One-Family*

BEING a tract of land situated in the B.B.B. & C. RR. Survey, Abstract Number 219, Tarrant County, Texas and being a portion of that certain tract of and described by deed to 35W Investments, L.P., as Recorded in Volume 15151, Page 357, Deed Records, Tarrant County, Texas and a portion of that certain tract of land described by deed to the City of Fort Worth, as recorded in Volume 3167, Page 579, Deed Records, Tarrant County, Texas, and being more particularly described by meets and bounds as follows:

COMMENCING at the northwest corner of said 35W Investments tract, said point being in the south line of Westpoint Addition as recorded in Volume 388-185, Page 63, Plat Records, Tarrant County, Texas;

THENCE N 89°34'40"E, 1979.44 feet;

THENCE S 27°35'29"W, 107.24 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 12°52'49", having a radius of 3808.83 feet, the long chord of which bears S 22°28'44"W, 854.43 feet, an arc distance of 856.23 feet to the POINT OF BEGINNING.

THENCE continuing with said curve to the left, through a central angle of 13°48'44", having a radius of 3808.83 feet, the long chord of which bears S 09°07'57"W, 915.97 feet, an arc distance of 918.19 feet;

THENCE S 89°34'40"W, 15.88 feet to a point in the east line of that certain tract of land described by deed to the City of Fort Worth, as recorded in Volume 3167, Page 579, Deed Records, Tarrant County, Texas;

THENCE S 00°40'03"W, 3.01 feet;

THENCE N 89°19'37"W, 157.64 feet;

THENCE S 89°34'40"W, 139.52 feet;

THENCE N 26°28'15"E, 223.03 feet;

THENCE N 00°38'58"E, 1.98 feet;

THENCE S 89°18'45"E, 0.96 feet;

THENCE N 26°28'15"E, 787.62 feet;

**ZC-03-226 (Continued)**

THENCE N 89°54'38"E, 6.98 feet to the POINT OF BEGINNING and containing 2.936 acres of land, save and except the following tract of land;

SAVE & EXCEPT TRACT

COMMENCING at a 5/8 inch iron rod with cap stamped "Carter & Burgess" set, the southeast corner of the above described 78.485 acre tract;

THENCE N 21°33'46"W, 39.66 feet to a 5/8 inch iron rod found, the POINT OF BEGINNING, the southeast corner of said City of Fort Worth tract;

THENCE N 89°19'37"W, 199.99 feet to a 5/8 inch iron rod found, the southwest corner of said City of Fort Worth tract;

THENCE N 00°38'58"E, 200.11 feet to a 5/8 inch iron rod found, the northwest corner of said City of Fort Worth tract;

THENCE S 89°18'45"E, 200.05 feet to a 5/8 inch iron rod found, the northeast corner of said City of Fort Worth tract;

THENCE S 00°40'03"W, 200.06 feet to the Point Of Beginning and containing 0.919 acres of land, for a net area of 2.017 acres of land more or less.

**(East of the 2000 Block of Chapel Creek Boulevard and west of the 2000 Block of Academy Boulevard.)**

*Recommended from "F" General Commercial to "A-5" One-Family*

**ZC-03-227** BEING a tract of land situated in the Jose Chirino survey, Abstract No. 265, City of Fort Worth, Tarrant County, Texas and being a portion of that tract of land as described by deed to One Woodland Springs, Ltd., and recorded in Volume 14705, Page 583, County Records, Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap stamped "Carter & Burgess" found, the westerly southwest corner of The Villages of Woodland Springs, Phase III, Section 4, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 8373, Plat Records of Tarrant County, Texas said point also being in the westerly line of said One Woodland Springs, Ltd. tract;

THENCE S 89°39'21"E, 60.00 feet;

THENCE S 00°30'14"W, 661.78 feet to the POINT OF BEGINNING.

**ZC-03-227 (Continued)**

THENCE S 89°29'46"E, 110.35 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 102°17'46", having a radius of 50.00 feet, the long chord of which bears S 23°08'09"E, 77.88 feet, an arc distance of 89.27 feet;

THENCE S 00°20'39"W, 212.61 feet to the beginning of a curve to the left;

THENCE with said curve to the left, through a central angle of 039°08'25", having a radius of 50.00 feet, the long chord of which bears S 56°32'49"W, 33.50 feet, an arc distance of 34.16 feet;

THENCE N 89°29'46"W, 114.39 feet;

THENCE N 00°30'15"E, 302.66 feet to the Point Of Beginning and containing 0.929 acres of land more or less.

*Recommended from "A-5" One-family to "CF" Community Facilities.*

**ZC-03-229** Fostepco Addition, Lot 18, Block 43

*Recommended from "B" Two-Family to "A-5" One-Family*

**(3511 Pecan Street (N))**

**ZC-03-230** M.G. Ellis Addition, Lot 2 North ½, 2 & southern 16 2/3 Lot 3, Block 17

*Recommended from "F" General Commercial to "A-5" One-Family*

**(2403 Clinton Avenue)**

**ZC-03-231** Polytechnic Addition, Lot 3, Block 123

*Recommended from "B" Two-Family to "A-5" One-Family*

**(3322 Avenue M)**

**ZC-03-232** Burchill Addition, Lot 20, Block 12

*Recommended from "B" Two-Family to "A-5" One-Family*

**(2836 Burchill Road (S))**

**ZC-03-233** Golden Gate Addition, Lot 31, Block 3R

*Recommended from "B" Two-Family to "A-5" One-Family*

**(4325 Carmel Avenue)**

**ZC-03-234** Sunrise Addition, Lot 6C, Block 4

*Recommended from "B" Two-Family to "A-5" One-Family*

**(5405 Cottey Street)**

**ZC-03-235** Sunrise Addition, Lot 7C, Block 4

*Recommended from "B" Two-Family to "A-5" One-Family*

**(5409 Cottey Street)**

**ZC-03-236** Sunrise Addition, western ½ of Lot 7, Block 17

*Recommended from "B" Two-Family to "A-21" One-Family*

**(5115 Pinson Street)**

**ZC-03-237** Polytechnic Heights Addition, Lot 5, Block 103

*Recommended from "B" Two-Family to "A-5" One-Family*

**(3716 Avenue L)**

**ZC-03-238** Avalon Heights Addition, Lot 9, Block 8

*Recommended from "B" Two-Family to "A-5" One-Family*

**(2825 Burchill Road)**

**ZC-03-239** Sunshine Hill Addition, Lot E, Block 13

*Recommended from "B" Two-Family to "A-5" One-Family*

**(2700 Miller Avenue)**

**ZC-03-240** Sunrise Addition, Lot 7A, Block 5

*Recommended from "B" Two-Family to "A-10" One-Family*

**(5409 Pinson Street)**

**ZC-03-241** Chamberlain Arlington Heights 2<sup>nd</sup> Filing Addition, Lots 5 & 6, Block 115

*Recommended from "B" Two-Family to "A-5" One-Family*

**(5609 Humbert Avenue)**

**ZC-03-242** Chamberlain Arlington Heights 2<sup>nd</sup> Filing Addition, Lots 3 & 4 , Block 51

*Recommended from "B" Two-Family to "A-5" One-Family*

**(5605 Wellesley Avenue)**

**ZC-03-243** Chamberlain Arlington Heights 2<sup>nd</sup> Filing Addition, Lots 21 & 22 , Block 54

*Recommended from "B" Two-Family to "A-5" One-Family*

**(5336 Fletcher Avenue)**

**ZC-03-245** Sunrise Park Addition, Lot 2, Block 8

*Recommended from "B" Two-Family to "A-5" One-Family*

**(2717 Belzise Terrace)**

**ZC-03-246** Burchill Addition, Lot 10, Block 7

*Recommended from "B" Two-Family to "A-5" One-Family*

**(2909 Burton Avenue)**

**ZC-03-247** Burchill Addition, Lot 10, Block 7

*Recommended from "B" Two-Family to "A-5" One-Family*

**(2801 Crenshaw Avenue)**

**ZC-03-248** Vickery Southeast Addition, Lot 4, Block 6

*Recommended from "B" Two-Family to "A-5" One-Family*

**(1212 Jessamine Street (E))**



**ZC-03-249** Lakeview Addition, Lot 4, Block 17

*Recommended from "B" Two-Family to "A-5" One-Family*

**(1462 Magnolia Avenue (E))**

**ZC-03-250** Graham Park Addition, Lots 7 & 8, Block 15

*Recommended from "B" Two-Family to "A-5" One-Family*

**(1807 Ash Crescent Street)**

**ZC-03-251** Sycamore Heights Addition, Lot 10, Block 27

*Recommended from "B" Two-Family to "A-5" One-Family*

**(2636 Carter Avenue)**

**ZC-03-252** Graham Park Addition, Lots 37 & 38, Block 4

*Recommended from "I" Light Industrial to "B" Two-Family*

**(1612 Logan Street)**

**ZC-03-253** Benjamin E. Waller Survey Abstract No. 1659, Tract 3E02A

*From "B" Two-Family to "A-5" One-Family*

**(510 Paradise Street)**

That the proposed amendments and changes at this hearing will be considered in accordance with the provisions of Chapter 211 of the Texas Local Government Code.

BE IT FURTHER RESOLVED that this Resolution, when published in the official newspaper of the City of Fort Worth, which is a paper of general circulation, one (1) time, shall constitute a notice of hearing, which publication shall be made at least fifteen (15) days prior to such hearing, and all interested parties are urgently requested to be in the City Council Chambers at the Municipal Building at the time hereinabove set forth to make any protest or suggestion that may occur to them, and this hearing may continue from day to day until every interested party and citizen has had a full opportunity to be heard.

APPROVED AS TO FORM AND LEGALITY:

Marcella Olson

Assistant City Attorney

Adopted: September 16, 2003

APPROVED  
CITY COUNCIL

SEP 16 2003

Glenn Pearson  
City Secretary of the  
City of Fort Worth, Texas

Walsh Planned Development Residential District Use Table

RESIDENTIAL DISTRICTS				Also in NR Table	Supple- mental Stds. ◇
USE		'PD-LDR'	'PD-MF'		
RESIDENTIAL USES					
Household Living	One-family detached dwelling	P	P	>>	
	One-family zero lot line detached	P	P	>>	
	One-family zero lot line attached (twin home)	P	P	>>	
	Two one-family detached	P	P	>>	
	Duplex/two-family attached dwelling	P	P	>>	
	One-family attached (townhouse, rowhouse)	P	P	>>	
	Cluster housing	P	P	>>	
	HUD-code manufactured housing				
	Manufactured home park				
	Manufactured home subdivision				
	Mobile home				
	Multifamily dwelling (apartment)		P	>>	6.506
Group Living	Boarding or lodging house				
	Community home	P*	P*	>>	5.110
	Fraternity or sorority house				
	Group home I				
	Group home II				
	Halfway house				
PUBLIC AND CIVIC USES					
Education	Day care center (child or adult)	SE*	SE*	>>	5.111
	Kindergarten	SE*	SE*	>>	5.118
	School, elementary or secondary (public or private)	P	P	>>	
Gov't.	Government office facility				
	Museum, library, or fine arts center, government operated or controlled				
Institutions	Place of worship	P	P	>>	
	Place of worship auxiliary uses	P	P	>>	
Recreation	Center, community recreation or welfare, government operated or controlled				
	Center, community recreation or welfare, private or non-profit	SE	SE	>>	
	Country club (private)	P	P	>>	
	Country club (public)	P	P	>>	
	Golf course	P	P	>>	
	Golf driving range	SE	SE	>>	
	Park or playground (public or private)	P	P	>>	

RESIDENTIAL DISTRICTS		USE		Also In NR Table	Supple- mental Stds. ◇
		'PD-LDR'	'PD-MF'		
Utilities	Electric power substation	SE	SE	>>	
	Stealth Communication Towers	SE	SE		5.136
	Telecommunication antenna (on structure)	P*	P*	>>	5.135
	Telecommunication tower	SE*	SE*	>>	5.136
	Utility transmission tower or distribution line	P*	P*	>>	5.139
	Water supply, treatment or storage facility				
Other	Airport, Heliport, aviation field or landing area	SE	SE	>>	
	Ambulance dispatch station	SE*	SE*	>>	5.101
	Bed and breakfast home				
	Bed and breakfast inn				
	Greenhouse or plant nursery				
	Hospice				
	Parking, auxiliary	SE*	SE*	>>	6.202F
<b>ACCESSORY USES</b>					
Accessory	Accessory use or building	P	P	>>	
	Home occupation	P	P		
	Recreation area (private), indoor or outdoor	P	P		
	Satellite antenna (dish)	P*	P*	>>	5.303
	Terrace garage (in required yard setbacks)	P	P	>>	
<b>TEMPORARY USES</b>					
Temporary	Amusement, outdoor (temporary)				
	Batch plant, concrete or asphalt (temporary)	SE*	SE*	>>	5.401
	Garage or other occasional sale	P*	P*		5.402
	Model home	P*	P*		5.403
	Trailer, portable; sales, construction or storage	P*	P*	>>	5.405
	Vendor, transient				
	Vendor, transient, door-to-door	P	P		9.101
Other	Agricultural	P	P	>>	
	Oil, gas drilling and production	P*	P*	>>	City Code Chapter 15
<b>USE TABLE KEY</b>					
P = Permitted by right SE = Only allowed following special exception review (see Section 3.300) ( ) = Added to table through interpretation by City official * = Supplemental standards apply; see right column blank = Not permitted » = Also in nonresidential districts, Section 4.803 ◇ = Refers to sections of the Zoning Ordinance 13896 as amended through December 18, 2002 see Attachment 'A'					

Walsh Planned Development Nonresidential-Use District Use Table

NONRESIDENTIAL DISTRICTS						Also In RES Table	Supple- mental Stds. ⇄
USE	'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'			
RESIDENTIAL USES							
Household Living	One-family detached dwelling				P	>>	
	One-family zero lot line detached				P	>>	
	One-family zero lot line attached (twin home)				P	>>	
	One-family unit when part of a business				P	>>	
	Two one-family detached				P	>>	
	Duplex/two-family attached dwelling				P	>>	
	One-family attached (townhouse, rowhouse)				P	>>	
	Cluster housing				P	>>	
	HUD-code manufactured housing						
	Manufactured home park						
	Manufactured home subdivision						
	Mobile home						
	Multifamily dwelling (apartment)				P	>>	6.506
Group Living	Community home				P*	>>	5.110
	Group home I				P*	>>	5.115
	Group home II				P*	>>	5.115
	Halfway house						
PUBLIC AND CIVIC USES							
Education	College or University		P	P	P		
	Day care center (child or adult)	P	P	P	P	>>	
	Kindergarten	P	P	P	P	>>	
	School, elementary or secondary (public or private)		P	P	P	>>	
Government	Animal shelter						
	Correctional facility						
	Government maintenance facility						
	Government office facility	P	P	P	P	>>	
	Museum, library or fine art center, government operated or controlled	P	P	P	P	>>	
	Probation or parole office						
Health Care Facilities	Ambulance dispatch station		P	P	P	>>	
	Assisted living facility				P		
	Blood bank		P	P	P		
	Care facility		P	P	P		
	Health services facility; including doctor's office or medical clinic	P	P	P	P		
	Hospice		P	P	P	>>	
	Hospital		P	P	P		
	Nursing home (with full medical services)		P	P	P		
Recreation	Center, community recreation or welfare, government operated or controlled	P	P	P	P	>>	
	Center, community recreation or welfare, private or non-profit	P	P	P	P	>>	
	Country club (private)		P	P	P	>>	
	County club (public)		P	P	P	>>	
	Golf course		P	P	P	>>	
	Golf driving range		P	P	P	>>	

NONRESIDENTIAL DISTRICTS		USE	'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'	Also in RES Table	Supplemental Sds. ◇
	Park or playground (public or private)	P	P	P	P	P	>>	
Religious	Place of worship	P	P	P	P	P	>>	
	Place of worship auxiliary use	P	P	P	P	P	>>	
Utilities	Electric Power substation		P	P	P	P	>>	
	Power plant or central station light							
	Stealth Telecommunication Towers	P*	P*	P*	P*	P*	>>	5.136
	Telecommunications antenna (on structure)	P*	P*	P*	P*	P*	>>	5.135
	Telecommunications tower	P*	P*	P*	P*	P*	>>	5.136
	Utility transmission or distribution line	P*	P*	P*	P*	P*	>>	5.139
	Wastewater (sewage) treatment facility							
	Water supply, treatment or storage facility		P	P	P	P	>>	
<b>COMMERCIAL USES</b>								
Entertainment & Eating	Amusement, indoor		P	P	P	P		
	Amusement, outdoor		P	P	P	P		
	Baseball/softball facility (commercial)		P	P	P	P		
	Bowling alley		P	P	P	P		
	Bar, tavern, cocktail lounge; club, private or teen	P	P	P	P	P		
	Circus							
	Club, commercial or business	P	P	P	P	P		
	Drive-in restaurant or business	P	P	P	P	P		5.112
	Gambling facility (including bingo)							
	Health or recreation club	P	P	P	P	P		
	Lodge or civic club	P	P	P	P	P		
	Massage therapy	P	P	P	P	P		
	Museum or cultural facility	P	P	P	P	P		
	Racing; horse, dog or automotive							
	Restaurant, café, cafeteria	P	P	P	P	P		Chap. 9, "Rest."
	Sexually oriented business							
	Shooting or weapons firing range, indoor				P			4.305C
	Stable, commercial, riding, boarding or rodeo arena			P*				5.132
	Swimming pool, commercial		P*	P*	P*			5.134
Lodging	Theater, drive-in							
	Theater, movie theater or auditorium		P	P	P	P		5.137
	Bed and breakfast home							
	Bed and breakfast inn		SE*			SE*		5.107
	Hotel, motel or inn		P*	P*	P*	P*		
Office	Recreational vehicle (RV) park							
	Bank, financial institute	P	P	P	P	P		
Retail Sales & Services	Offices	P	P	P	P	P		
	Antique shop	P	P	P	P	P		5.133A
	Appliance, sales, supply or repair	P*	P*	P*	P*	P*		5.133A 5.102
	Bakery	P*	P*	P*	P*	P*		5.105
	Barber or beauty shop	P	P	P	P	P		
	Boat rental or sales		P	P	P	P		

NONRESIDENTIAL DISTRICTS						Also In RES Table	Supple- mental Stds. ⬇
USE		'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'		
	Book, stationery stores or newsstand	P	P	P	P		
	Burglar alarm sales or service			P	P		
	Business college or commercial school		P	P	P		
	Caterer or wedding service	P	P	P	P		
	Clothing/wearing apparel sales, new	P*	P*	P*	P*		5.133A
	Clothing/wearing apparel sales, used	P*	P*	P*	P*		5.133A
	Cold storage plant or ice plant			P	P*		5.109
	Convenience store	P	P	P	P		
	Copy store or commercial print center without offset printing	P	P	P	P		
	Dressmaking, custom; millinery shop	P	P	P	P		
	Express office	P	P	P	P		
	Feed store, no processing or milling		P	P			
	Firewood sales	P*	P	P	P		5.113
	Furniture sales, new (office & residential) in a building		P*	P*	P*		5.133A
	Furniture sales, used (in a building)		P*	P*	P*		5.133A
	Furniture upholstery, refinishing or resale		P	P			
	General Merchandise Store		P*	P*	P*		5.133A
	Greenhouse or plant nursery		P*	P*	P*		5.114 5.133A
	Grocery store, meat market	P	P*	P*	P*		5.133A
	Gunsmithing, repairs or sales		P	P	P		
	Home improvement Store		P*	P*	P*		5.133A
Retail Sales & Services	Interior decorating	P	P	P	P		
	Kennel		P*	P*			5.117
	Large Retail Store		P*	P*	P*		5.133A
	Laundry or dry cleaning collection office	P	P	P	P		
	Laundry, dry cleaning or washateria	P*	P*	P*	P*		5.119
	Leather goods shop		P	P	P		
	Liquor or package store	P	P	P	P		
	Locksmith		P	P	P		
	Medical supplies or equipment sales or rental	P	P	P	P		
	Mini-warehouses		P	P	P		
	Mortuary or funeral home		P	P	P		
	Newspaper distribution center			P*			5.124
	Optician	P	P	P	P		
	Pawn shop						
	Pharmacy (drug store)	P	P	P	P		
	Photograph, portrait or camera shop or photo finishing	P	P	P	P		
	Print centers, commercial, with offset printing		P*	P*			5.126
	Recording studio		P*	P*	P*		5.128
	Retail sales, general	P	P	P	P		
	Saddle or harness, repair or sales		P	P	P		
	Shoe shine shop	P	P	P	P		
	Studio, art or photography	P	P	P	P		



NONRESIDENTIAL DISTRICTS						Also in RES Table	Supple- mental Stds. ◇
USE		'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'		
	Tailor, clothing or apparel shop	P	P	P	P		
	Tattoo parlor				P		
	Taxidermist shop			P	P		
	Veterinary clinic w/indoor kennels	P*	P*	P*	P*		5.141
	Veterinary clinic w/outdoor kennels			P*			5.141
Vehicle Sales & Service	Auto parts supply, retail		P	P	P		
	Automotive repair; paint and body shop		P*	P*			5.104
	Car wash, full or self service		P*	P*	P*		5.108
	Garage, storage only		P	P	P		
	Gasoline sales	P	P	P	P		
	Mobile home or manufactured housing sales						
	Parking area or garage, commercial or auxiliary	P*	P*	P*	P*	>	6.202F
	Recreational vehicle (RV) sales/service			P			
	Service station	P*	P	P	P		5.104
	Truck stop w/fuel and accessory services			P			
	Vehicle junkyard or storage yard						
	Vehicle sales or rental; including automobiles, motorcycles, boats or trailers		P	P			
	Vehicle Steam Cleaning			P	P		
<b>INDUSTRIAL USES</b>							
Light Industrial Services	Assaying						
	Assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes			P			
	Blacksmithing, or wagon shop						
	Bottling works, milk or soft drinks			P			
	Carpet and rug cleaning			P			
	Chicken battery or brooder						
	Coal, coke or wood yard						
	Crematorium						
	Electroplating						
	Fabrication of manufactured housing, temporary or office buildings						
	Food processing (no slaughtering)			P			
	Furniture or cabinet repair or construction			P			
	Furniture sales, with outside storage or display (new or used)						
	Galvanizing, small utensils						
	Machine shop						



NONRESIDENTIAL DISTRICTS						Also In RES Table	Supple- mental Stds. ◇
USE	'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'			
Manufacture of artificial flowers, ornaments, awnings, tents, bags, cleaning or polishing preparations, boats under 28 feet in length, brooms or brushes, buttons and novelties, canvas products, clothing, suits, coats or dresses for wholesale trade			P*				5.120
Manufacture of products from aluminum, brass or other metals or from bone, leather, paper, rubber			P*				5.120
Manufactured home/RV repair							
Monument or marble works, finishing and carving only							
Monument works, stone							
Outdoor sales and storage			P*				5.133A
Paint mixing or spraying							
Paper box manufacture			P				

NONRESIDENTIAL DISTRICTS		USE				Also in RES Table	Supple- mental Stds. ↕
		'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'		
	Pattern shop						
	Printing, lithographing, bookbinding, newspapers or publishing			P			
	Rubber stamping, shearing or punching						
	Rubber stamp manufacture						
	Sheet metal shop						
	Storage yards, building material			P			
	Warehouse or bulk storage			P*			5.142
	Welding shop, custom work (not structural)						
	Yards, contractor's lumber or storage			P			
Heavy Industrial & Manufacturing	Animal by-products processing						
	Batch plant, concrete or asphalt (permanent)						
	Brewery, distillery or winery						
	Brick, clay, glass, shale, tile or terra cotta products manufacture						
	Cement products plant						
	Cement, lime, gypsum or plaster of paris manufacture						
	Coke ovens						
	Cotton gin, cotton oil mill, baling or compress						
	Creosote treatment or manufacture						
	Egg cracking or processing						
	Enameling						
	Fish smoking or curing						
	Furnace, blast; forge plant, boiler works manufacture						
	Galvanizing, sheet or structural shapes						
	Gas (natural or artificial) manufacture, processing or storage						
	Glue manufacture						
	Grain elevator						
	Magnesium casting, machining or fabricating						
	Manufacture of acetylene or oxygen gas, alcohol, adding machines, airplanes, automobiles, trucks and tractors (including assembly plants), ball or roller bearings, steel tanks, candles and celluloid, cash registers, cutlery, disinfectants, farm tools, typewriters and vinegar						

NONRESIDENTIAL DISTRICTS		USE				Also in RES Table	Supple- mental Stds. ⬇
		'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'		
Heavy Industrial & Manufacturing	Manufacture of basket material, bicycles, boots, boxes, caskets, shoes			P			
	Manufacture of dies, cores, die-casting molds			P			
	Manufacture, processing or production of hazardous chemicals						
	Manufacture of heavy rubber products						
	Metal casting			P*			5.121
	Metal foundry plant or fabrication plant						
	Metal smelting, reclamation or ore reduction						
	Metal stamping, dyeing, shearing or punching			P*			5.123
	Mill, feed or flour						
	Mining quarry, dredging or excavation or rock, dirt, gravel, sand or stone						
	Packing plant						
	Paper or pulp manufacture						
	Petroleum refining or wholesale storage						
	Planning mill or woodworking shop			P			
	Poultry killing or dressing						
	Rock, cement crushers and stone quarries						
	Rolling mill						
	Salt or potash works						
	Soap manufacture						
	Soda or compound manufacture						
	Stoneyard, building stone, cutting, sawing or storage						
	Tar distillation/manufacturing						
	Tobacco (chewing) manufacture or treatment						
	Welding shop						
Transportation	Airport, aviation field, heliport or landing area		P	P	P	>	
	Passenger station						
	Railroad freight or classification yard						
	Railroad roundhouse or RR car repair shop						
	Railroad tracks, team, spur, loading or storage			P			
	Terminal; truck, freight, rail or water			P*			5.138
Waste	Landfill, recycling center, household hazardous waste or waste tire facility						
	Pet cemetery						
	Recycling collection facility		P*	P	P		5.130
	Salvage yard (other than automotive)						
Wholesale	Wholesale: bakery, produce market or wholesale house			P			
	Wholesale office or sample room			P			
OTHER USES							
Agriculture	Agriculture uses	P	P	P	P	>>	
	Stockyards or feeding pens (commercial)						

NONRESIDENTIAL DISTRICTS						Also in RES Table	Supple- mental Stds. ◇
USE		'PD-CC'	'PD-RB'	'PD-IB'	'PD-MU'		
	Oil, gas drilling and production	P*	P*	P*	P*	>>	City Code Chapter 15
Accessory Uses	Accessory use or building	P*	P*	P*	P*		5.302
	HVAC floor space and/or second floor & pool houses	P*	P*	P*	P*		5.302
	Satellite Antenna Dish	P*	P*	P*	P*		5.303
	Stable stockyards or feeding pens (noncommercial)						
	Storage or display, outside		P*	P*	P*	>>	5.305
Temporary Uses	Terrace garage	P	P	P	P	>>	
	Amusement, outdoor (temporary)			P			5.400
	Batch plant, concrete or asphalt (temporary)	P*	P*	P*	P*	>>	5.401
	Itinerant vendor, edible items	P*	P*	P*	P*		5.406
	Itinerant vendor, non-edible items	P*	P*	P*	P*		5.406
	Residence for security purposes, temporary	SE*	SE*	SE*	SE*		5.404
	Trailer, portable; sales, construction or storage	P	P	P	P	>>	
	Vendor, Food, Potentially Hazardous						
	Vendor, Food, Non-Potentially Hazardous						
	Vendor, Merchandise, Temporary			P*	P*	>>	5.406
	Vendor, transient			P			9.101
	Vendor, transient, door - to-door	P	P	P	P		9.101
USE TABLE KEY							
P = Permitted by right SE = Only allowed following special exception review (see Section 3.300) ( ) = Added to table through interpretation by City official * = Supplemental standards apply; see right column blank = Not permitted >> = Also in residential districts, Section 4.603 ◇ = Refers to sections of the Zoning Ordinance 13896 as amended through December 18, 2002, see Attachment 'A'							